



- A large detached family home with versatile accommodation
- Potential self contained annexe or potential split living arrangements
- Options on 4 or 5 bedrooms and there are 3 bathrooms
- Large plot with expansive elevated garden
- Double garage and plenty of private driveway parking
- Excellent location for commuting to and from Bath



***'There is so much on offer with this spacious, versatile family home including a huge, mature rear garden providing the perfect outdoor space for a growing family!'***

This four/five bedroom detached family home offers a huge amount of flexible, versatile accommodation which could be utilised in a variety of different ways and in its present layout allows for split living arrangements for cohabiting families but requiring their own separate space. As you enter the property there is an entrance hallway providing access to all ground floor accommodation, there is a large lounge, separate cosy second reception room with log burning fire, spacious kitchen/dining room with door to the rear and there is a utility store. Also on the ground floor there is a separate kitchenette, double bedroom, shower room and wc. On the first floor there are three pleasant sized bedrooms with the main bedroom being an especially good size and enjoying an en suite shower room and there is a family bathroom. The property has a lovely light and bright feel and benefits from GCH and double glazing. Offered for sale with no onward chain.

Externally the property has an elevated frontage with level lawn and then steps up to the front door. There is a wide brick paved driveway alongside the property providing easy parking for several vehicles in front of a large double garage which could also be adapted to be utilised as an office or studio if so desired. The rear garden is a real haven and provides an expanse of private, mature, well tended gardens. From the back door there are a handful of steps up to a large level patio and a stepped pathway which then winds up through the garden where there are vegetable plots, fruit trees, spacious lawns and mature shrubs making this a superb family garden for children to explore and enjoy. The property in its entirety is set on a super plot measuring approximately just under 0.5 of an acre.

Bristol Road is situated on the Northern outskirts of Radstock and is just nine miles from Bath city centre. Bristol city centre is fifteen miles making this property and ideal commuter base. The town centre of Radstock is a half a mile away where regular public transport can be accessed.

**Tenure:** Freehold

**Council Tax Band:** D







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.