



- A substantial detached property occupying a good size corner plot
- Dual aspect lounge with French doors opening onto the garden
- Attractive fitted kitchen and separate utility room with door to garden
- Dining room with leafy aspect and separate study, gas central heating
- Four decent sized bedrooms, ensuite shower room and family bathroom
- Gated private driveway parking, double garage and west facing fully enclosed garden



"A substantial natural stone detached property occupying a good size corner plot with double garage".

Situated on the ever-popular Duchy of Wales development this property is located 11 miles from Bath city centre and 15 miles from Bristol city centre.

The accommodation arranged over two floors comprises a central entrance hallway with handy cloakroom, lounge with window to front and French doors opening onto the rear garden. There is an attractive fitted kitchen and separate utility room, a door from the kitchen opens onto the rear garden. Also on the ground floor is a dining room and study. On the first floor are four good sized bedrooms, the main bedroom is spacious and enjoys an ensuite shower room. The family bathroom has a shower over bath.

Outside to front is a pathway leading to the front door bordered by mature shrub planting. To the side is a gated private drive leading to a double garage with power and lighting. A side gate open between the garage and house into a fully enclosed and very private rear garden which appreciates a sunny west facing direction.

Tenure: Freehold

Council Tax Band: F

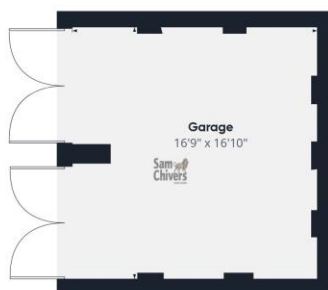




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
1686.06 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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55-68	D		
39-54	E		
21-38	F		
1-20	G		

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