



- A well established four bedroom semi detached home
- Offering well proportioned flexible accommodation
- Lounge/dining room with cosy log burner installed
- Feature kitchen/breakfast room with breakfast bar
- Private, sunny rear garden and ample parking
- Close to a range of schools, transport links and amenities



'A well extended family home, forming part of the ever popular Janes estate, which is conveniently placed for access to a selection of well regarded local schools!'

This extended four bedroom semi detached home offers flexible, versatile accommodation and is in smart order throughout making it a viable option for a variety of buyers. The property offers generous sized accommodation which as you step through the front door comprises an attractive modern, feature kitchen/breakfast room with a comprehensive range of units and slimline solid worktops over, integrated appliances and under counter lighting. There is a spacious lounge/dining room with a super log burner to the lounge area and this flows nicely into a light and bright conservatory with French doors to the garden. Also on the ground floor there is a really flexible room to the rear of the garage which could be used as a utility area, home office or similar and there is a ground floor wc. On the first floor there are as many as four bedrooms and a large family bathroom which incorporates a bath and a separate shower enclosure. GCH and double glazing.

The front and side of the property have been brick paved providing easy parking for several vehicles in front of the garage. The rear garden is exceptionally private and is laid to a level lawn with a sunny patio outside of the conservatory.

The 'Janes estate' is a popular residential area with a mix of property all of which are handily placed close to schools, amenities and services. Regular public transport runs from nearby stops to Midsomer Norton, Radstock and towards Bath and Wells where a greater range of services are available. There is access onto the Greenway close by.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01761 411020 or email us at 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.