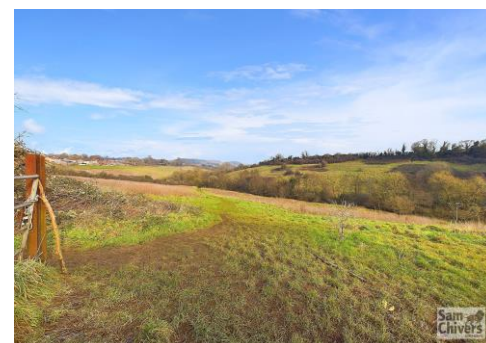
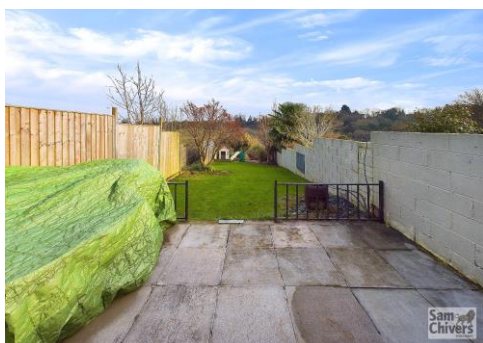




- A mature three bedroom semi detached home
- Situated at the head of a quiet residential cul-de-sac
- Good size lounge/dining room and kitchen/breakfast room
- Modern family bathroom with bath and shower enclosure
- Large rear garden laid mainly to lawn and overlooking the valley
- Garage and a parking space in a nearby block



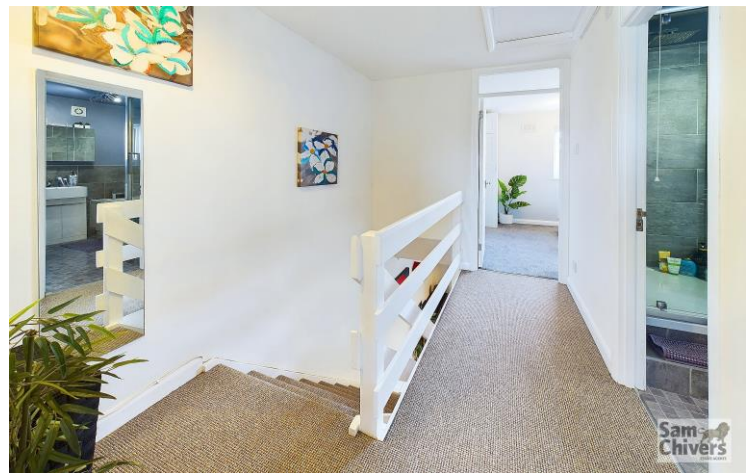
***'A mature three bedroom semi detached home set at the head of a small cul-de-sac with a super view across the valley from the rear and with easy access out to open countryside, perfect for dog walking!'***

This three bedroom semi detached home has plenty on offer and is situated in a quiet and tucked away position on the edge of the Waterford Park development. The property comprises an entrance hall perfect for shoes and coats and has a door into a spacious lounge/dining room with stairs to the first floor. Across the rear is a kitchen/breakfast room with ample wall and floor units and single door out to the garden. On the first floor there are three well proportioned bedrooms and modern family bathroom which accommodates both a bath and shower enclosure. The property is presented in smart and tidy order, has modern double glazing replaced in 2024 and has gas central heating with a new combi boiler installed in 2024.

Externally the property has a handful of steps down to the front door and there is side access to the garden. The rear garden is a really good size and offers a level patio which extends into a well maintained lawn and to the far end is a block built shed and hard standing which could make a great space create further seating areas overlooking the valley. Single garage and parking space in front of the garage in adjacent block.

Chestnut Close forms part of the ever popular Waterford Park development, this particular property enjoys far reaching valley views to rear and direct access to open countryside. The property is a ten minute walk to local shops and schools plus regular public transport. Bath City centre is ten miles and Bristol city centre is seventeen miles.









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Score	Energy rating	Current	Potential
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69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

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.