



- An attractive detached house situated in a much sought after location
- Lounge with bay window to front, handy ground floor w.c.
- Feature kitchen dining room leading into conservatory
- Three decent size bedrooms and family bathroom
- Expansive private drive to garage
- A surprisingly large and private, sunny garden



"A surprisingly large, private and level plot is occupied by this fine three-bedroom detached property".

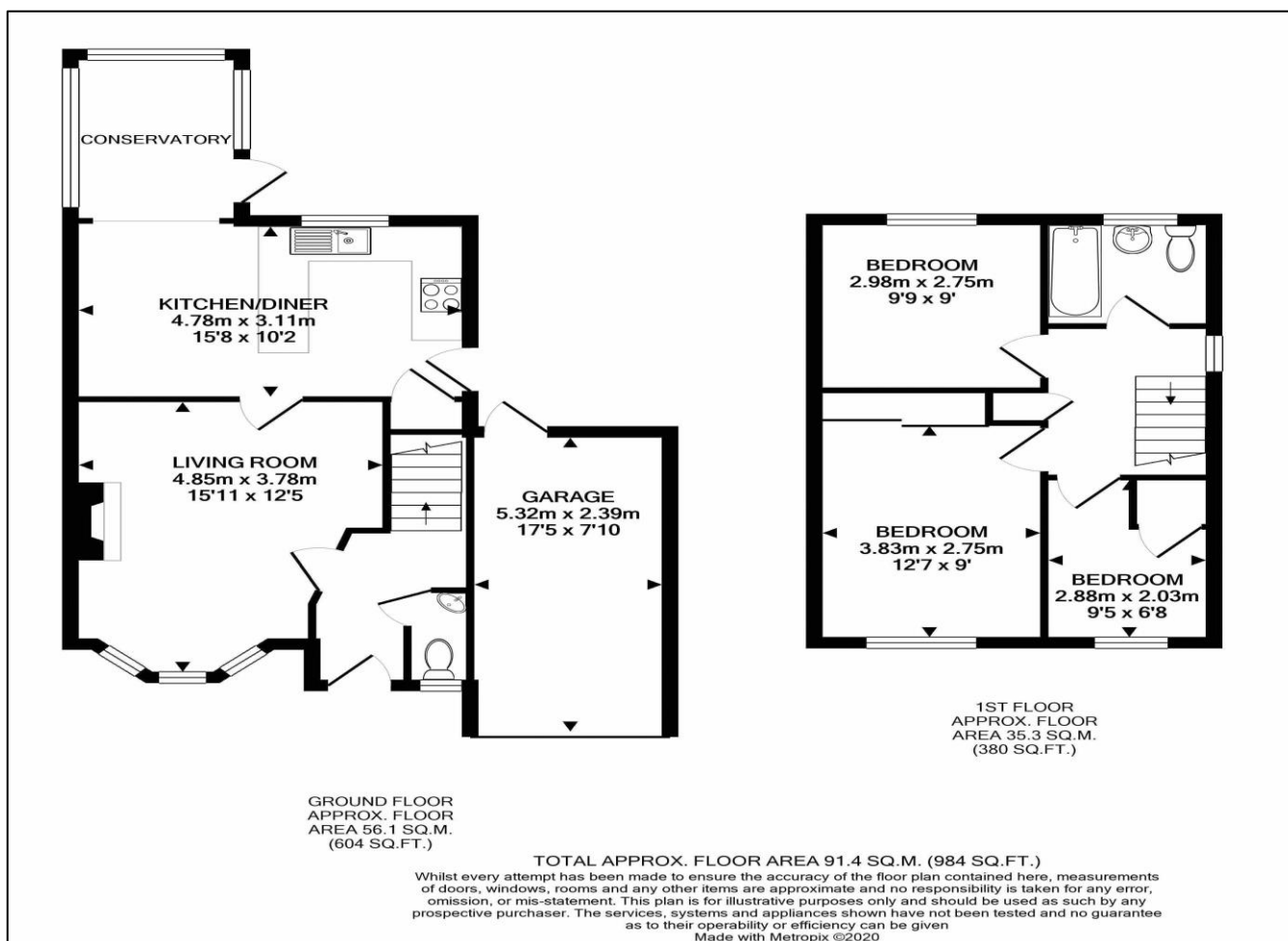
Located on the Nightingales development, this house is a level five-minute walk to Norton Hill School. The actual cul de sac also provides a feel of open space with each property well positioned. Internally the house has been well cared for by the present owners who have lived here for over twenty years. There is a wow factor kitchen dining room recently updated which leads into a good size conservatory, all enjoying a sunny aspect and overlooking the garden. It is thought that there is a good chance to obtain planning permission to extend over the garage as many have on this site, however a planning application would be required. The accommodation comprises entrance hall, lounge, kitchen dining room, conservatory, ground floor cloakroom, three decent size bedrooms and family bathroom. Gas central heating and double glazing throughout. Outside to front is an expansive paved driveway leading to side garage. The rear garden is a real treat being larger than average for this style of property and benefiting from good privacy and the sunshine.

**LOCATION:** Lark Close forms part of a mature private residential development and is much sought after, as it provides easy access to popular schools and the town's busy high street which is just a ten-minute walk and can be enjoyed via the Norton greenway. Bath city centre is eleven miles and Bristol city centre is sixteen miles.

**Tenure:** Freehold. **Council Tax Band:** C.







Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)

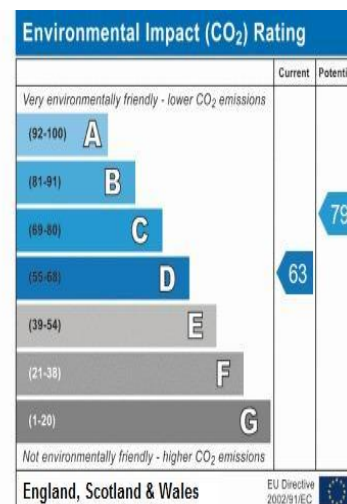
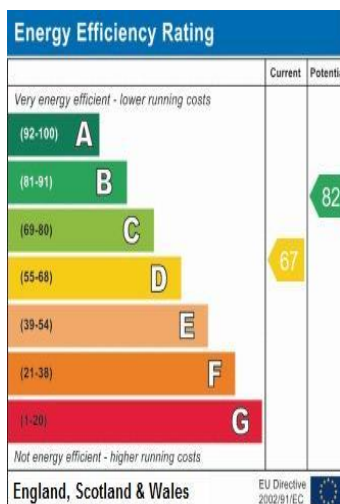


Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla



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.