



- A large and impressive detached family home on a popular development
- Beautiful feature kitchen/dining/family room and separate study
- Large lounge with attractive log burning fire and doors to the garden
- Main double bedroom with tasteful en suite shower room
- Large double garage with secure, gated driveway
- Offered for sale with no onward sales chain



***'If you are looking for a large detached family home that is superbly presented then this could be perfect and enjoys a double garage with easy parking behind secure gates!'***

An impressive and tastefully presented four bedroom detached family home with so much on offer and being located on the ever popular Duchy of Cornwall development set on the fringe of the town. The accommodation is light and bright and comprises entrance hallway with doors to all ground floor accommodation and access to a handy ground floor wc. There is a spacious lounge with log burning fire and French doors to the garden, an attractive feature kitchen/dining room that has been reconfigured to offer a fantastic entertaining space with a central island. Also on the ground floor is a separate home office/study. On the first floor there are four very generous sized bedrooms with the largest enjoying an updated, modern en suite shower room and there is a smart family bathroom that has also been modernised. The property also has double glazing and gas central heating. Offered for sale with no onward chain.

Externally the property has a large double garage with power and light, an easily accessible driveway which can be secured behind double gates. At the rear the garden is lovely and private, relatively low maintenance being laid to shingle and slate with a couple of separate decked seating areas.

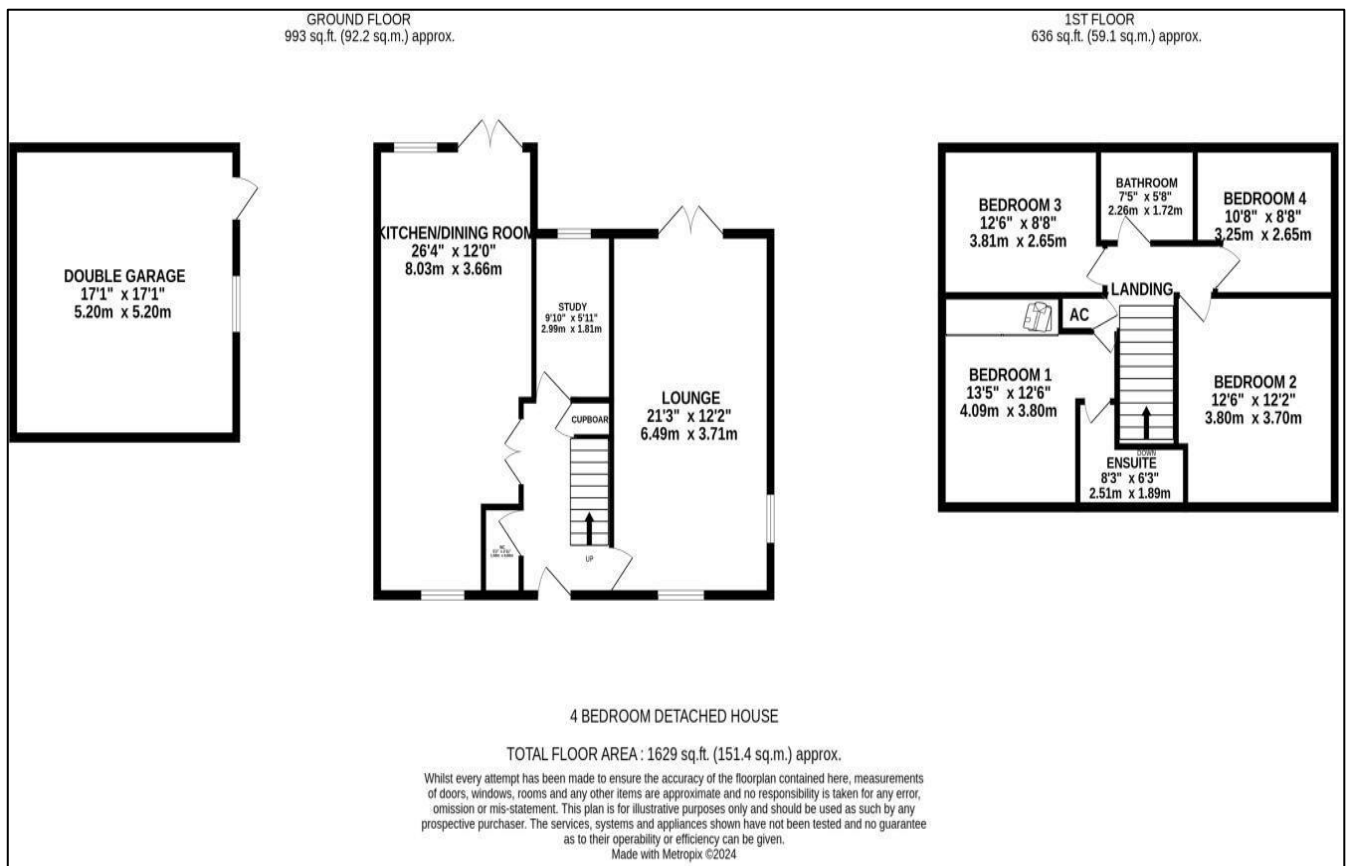
The development is held in high regard locally and is nicely positioned for those needing access to the town and it's range of amenities but wanting a semi rural feeling close by with open fields and the greenway only a short walk away. Within 25 minutes Bath, Bristol and Wells can be reached with public transport running direct to each of these destinations.

**Tenure:** Freehold

**Council Tax Band:** F







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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)

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