



- A beautifully extended three bedroom semi detached home
- Lounge with log burner leading into extended dining area
- Kitchen, utility and handy ground floor wc
- Driveway parking and half depth garage for storage
- Fully enclosed South West facing garden
- Excellent location with links to Norton Hill school



'A beautifully extended three bedroom semi detached home in a highly desirable location, conveniently located close to Norton Hill school!'

Located on the ever popular Charlton Park development lies this beautifully extended three bedroom semi detached home which offers really generous sized living accommodation on the ground floor. The property has an entrance hall with stairs to the first floor and door into a light and bright lounge with log burner. The lounge flows into an extended dining area which could accommodate further soft furnishings and there is a modern well fitted kitchen/breakfast room. Also on the ground floor there is a utility area with door to the garden, ground floor wc and access into the front storage section of the garage. On the first floor there are three bedrooms all of which are a comfortable size and a family bathroom with shower over the bath. The property is presented in smart, tidy order, has gas central heating and is double glazed.

Externally the front of the property is brick paved providing easy off street parking for three vehicles, the front section of the garage is accessible via an electric door and there is an EV charger for an electric vehicle (available by separate negotiation). At the rear there is a fully enclosed garden laid to patio and lawn and enjoys a perfect south west facing garden perfect for enjoying the afternoon and evening sun.

Charlton Park is a fabulous location that is always held in high regard. The property is within easy walking distance of Norton Hill Secondary school and a range of infant/primary schools as well as having basic amenities only a short distance away. For those looking for greater services, the cities of Bath, Bristol and Wells are within daily commuting distance.





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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