



- An impressive three storey detached house with balcony view offering flexible accommodation
- Ground floor: Open plan kitchen dining room, cloakroom and store cupboard
- First floor: Lounge with French doors onto balcony, double bedroom and shower room
- Second floor: Three bedrooms, balcony from one bedroom and a family bathroom
- Fully enclosed and secure lawn garden to rear with access to garage, studio and driveway
- Detached garage with self contained studio above, private drive parking for one car



"A impressive three storey detached town house with balconies on two floors and a feature detached building to rear comprising garage on the groundfloor and self contained studio above". Located on the ever popular Nightingale Estate this flexible property is perfectly placed for the growing family, being just a short distance from popular primary and secondary schools, Midsomer Norton greenway and the town centre. The accomodation comprises a sheltered front door leading into an entrance hallway. Handy cloakroom and store cupboard. The open plan kitchen dining room provides a good range of units and has patio doors opening onto the rear garden. On the first floor is the lounge with French doors opening onto a balcony with views across the communal green, further to this is a double bedroom and shower room which has a door off the landing and also to the bedroom. On the second floor there are two double bedrooms, one with balcony, a third very good sized single bedroom and famaily bathroom with shower over bath. Gas central heating and double glazing. Outside to front there is a pedestrianised area with a communal green giving a pleasant open aspect. Mature hedging and metal estate style fencing provide an aspect of privacy to the front garden area and to the side is a gated pathway into the garden. The rear garden is mainly laid to lawn with a patio area and pathway leading to the garage with studio above accessed via a galvanised external steel staircase. The garage has power, lighting and water, the self contained studio above has electric panel heaters and upvc double glazing. There is private drive parking to the side of the garage for one car. AGENTS NOTE: There is a charge of £30 per month payable to WHR Management towards development upkeep and maintenance.

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







Approximate total area<sup>®</sup>

1513.42 ft<sup>2</sup>

Balconies and terraces

96.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1 Building 2

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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