



- A smart and well presented four bedroom detached home
- Large lounge and feature kitchen/dining room
- Main bedroom with en suite shower room
- Fully enclosed garden, garage and driveway
- Super location for local schools and commuting
- An excellent growing family home worth viewing



'A modern detached family home situated on a popular development and is just a short level walk to both Norton Hill primary and secondary schools'

A four bedroom detached family home set on the Barratt Homes built development on the fringe of the town offering modern, spacious accommodation across two levels. The accommodation comprises entrance hallway with stairs to the first floor and doors to lounge and kitchen/dining room. The lounge is located to the front and enjoys a bay window and to the rear is a feature kitchen/dining room boasting a good range of fitted units and a dining area with large bay and doors to the garden. The property has a utility and beyond this is a ground floor wc. On the first floor are four large double bedrooms with the main bedroom enjoying an ensuite shower room and there is a family bathroom with shower over bath. Mains gas central heating and double glazing. Outside to front is a level lawn garden and a private drive providing easy parking in front of a single garage with power and lighting and housing the gas boiler. The rear garden has a laid to patio and a level, mature lawn, there is direct access from the garden into the rear of the garage.

Agent note: The property is subject to an annual management fee of £227 payable to Pinnacle Property Management Ltd covering general development upkeep.

Beauchamp Avenue is situated on the outskirts of Midsomer Norton with easy access to open countryside. The property is within a five minute level walk to a popular primary school and Norton Hill secondary school. Fosseway golf club is a stones throw from the property. The city of Bath is eleven miles, Bristol city centre is sixteen miles and Midsomer Norton town centre is one and a half miles.

Tenure: Freehold

Council Tax Band: D





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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01761 411020 or email us at 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.