



- A substantial three bedroom detached family home in a popular part of town
- Large lounge with study area and separate dining room
- Kitchen/breakfast room and ground floor wc
- Three double bedrooms, bathroom and a shower room
- Large mature rear garden with sunny and private aspect
- Close to a selection of schools and commutable to Bath & Wells



'Set within a popular and desirable part of town lies this substantial family home with huge potential to enlarge or extend further and enjoys a garden measuring approx 130ft in length!'

This sizeable three bedroom, detached family home is one not to be missed and offers a great deal of accommodation as well as potential to extend with the correct permissions making this a fantastic option for a growing family, especially given its proximity to well regarded local schools in the area. The accommodation comprises entrance lobby leading into a 'L' shaped hallway with stairs rising to the first floor. There is an exceptionally large bay fronted lounge which has been extended at the rear to create a study/office area with doors onto the patio. There is a separate spacious dining room and a well fitted kitchen/breakfast room which also has a door leading out to the garden. There is also a handy ground floor wc/utility. On the first floor there are three very generously sized bedrooms all of which are comfortable doubles and there is a family bathroom as well as a separate shower room. GCH and double glazing. We believe the property has great potential to extend further to the rear or up into the roof space subject to the necessary permission being granted and should a buyer opt to do so.

Externally the front of the property has a level, enclosed lawn garden and there is an expansive driveway providing parking for several vehicles in front of a large garage and garden store to the rear. The garden is a real delight, measuring approx 130ft in length and enjoys a sunny South Westerly aspect that is very private. There is a super seating area outside of the rear doors, differing sections of meticulously maintained lawn and borders, decking, a small pond and to the far end an almost separate vegetable garden.

The property is situated, set back from the road, on the Fosseway between Radstock and Midsomer Norton. It is ideally placed for easy walking access to the local amenities including a small range of local shops including the Radstock Co-operative store and the local Primary Schools. Both Radstock and Midsomer Norton offer a very wide range of shops, leisure amenities etc and for those wishing to commute the centres of Bath, Bristol and Wells which are within easy daily travelling distance.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.