



- A smart and modern village property enjoying a quiet setting
- Lounge running front to back with patio doors onto garden
- A light and airy kitchen dining room with a good range of units
- Entrance hallway with cloakroom, separate utility room
- Three bedrooms, ensuite shower room and family bathroom
- Private drive parking for two cars. Attractive landscaped rear garden



"A smart and modern village property, located in a quiet cul de sac and just a short walk from the popular village primary school, 9 miles from Bath city centre and 11.5 miles from Bristol city centre".

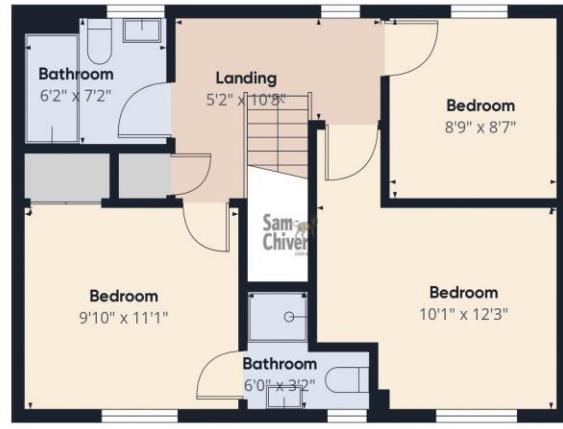
The accommodation which is arranged over two floors comprises an entrance hallway with cloakroom. The lounge runs front to back with patio doors opening onto the rear garden. There is a light and airy kitchen dining room with a good range of fitted units, ample space for a dining table and patio doors onto the rear garden. There is a separate utility room with extensive storage. On the first floor are three bedrooms, the main bedroom enjoys an ensuite shower room. The family bathroom has a shower over bath.

Outside to front is a lawn garden and a private brick paved driveway providing two parking spaces side by side. A pathway leads passed the side of the house to a gate opening into the rear garden. The rear garden is a very good size, arranged over two levels with a patio adjoining the house and then steps leading down to a level artificial lawn which enjoys a sunny aspect. There is a quality timber shed with power, lighting and is currently used as an office.

**Tenure:** Freehold

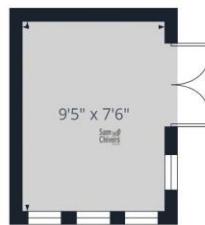
**Council Tax Band:** D.





Approximate total area<sup>(1)</sup>  
1034.94 ft<sup>2</sup>

Floor 0 Building 1



Floor 0 Building 2

(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.

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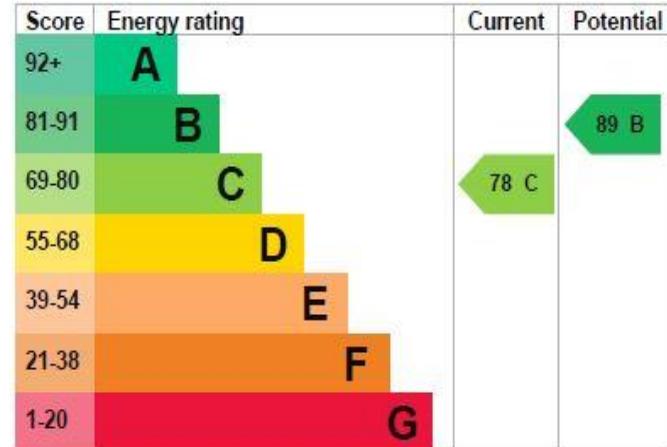
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