



- An attractive detached family home
- Set on a popular modern village development
- Immaculately presented throughout
- Feature extended kitchen/dining room
- Main bedroom with en suite shower room
- Home office/playroom or home gym

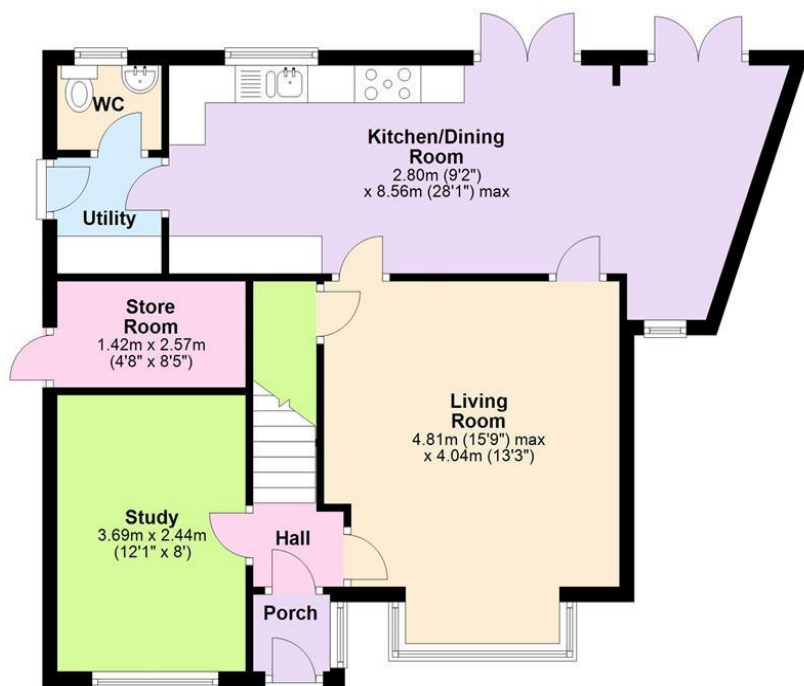


'As family homes go, this one ticks all the boxes....impeccably presented, feature kitchen/dining room across the rear, home office/playroom and a beautiful private rear garden with superb views!' A substantial detached family home located on an extremely popular and much sought after village development which is just eleven miles from both Bath & Bristol city centres, making this property perfectly placed for an easy commute! Occupying a lovely position this one ticks a lot of boxes...the accommodation provides an entrance lobby and inner hall, a spacious lounge with doors that lead through to an attractive kitchen/dining room which connects to a separate utility room and ground floor wc. The dining area has been extended and is a real sun trap with a thermal glass roof and two sets of French doors to the garden. The garage has been converted and now provides a spacious home office or could also be utilised as a playroom or home gym. On the first floor there are four bedrooms, the main bedroom boasts an en-suite shower room and there is a family bathroom that has been tastefully updated with modern fixtures and fittings. Mains gas central heating and double glazing. The rear garden has been beautifully landscaped and is fully enclosed and appreciates a quiet and private aspect overlooking an orchard. The garden offers a well maintained level lawn, raised deck seating areas behind a glass balustrade as well as having nicely tended borders and beds. The front garden has been paved to provide parking for as many as four vehicles and has a car charging point for electric vehicles. Gores Park is a popular development within a village that has a good range of services and is easily commutable to the neighbouring cities of Bath & Bristol. The jewel in the crown for this home is proximity to open countryside and access to Greyfield Woods which can be accessed on foot within a matter of minutes for those looking for that rural feeling!



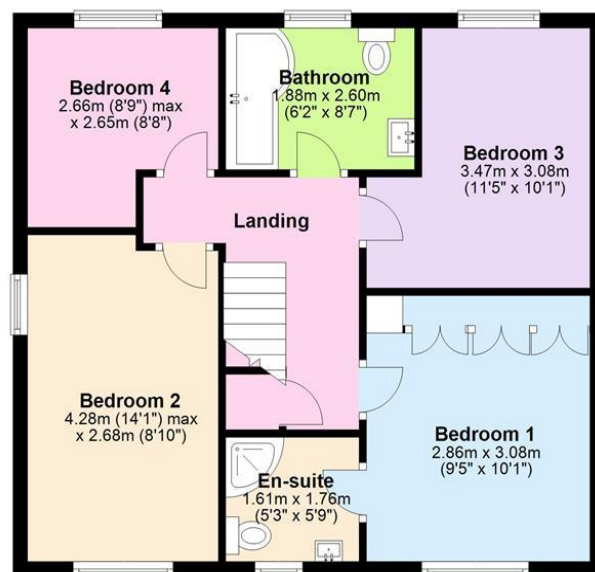
Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



First Floor

Approx. 54.6 sq. metres (588.0 sq. feet)



Total area: approx. 118.9 sq. metres (1279.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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