



- Five bedroom detached home in popular village location
- Tucked away with ample parking and double garage
- Lovely large conservatory overlooking the private rear garden
- Light and airy lounge, dining room and fitted kitchen
- A good size main bedroom with en suite shower room
- Beautifully kept and well maintained family home

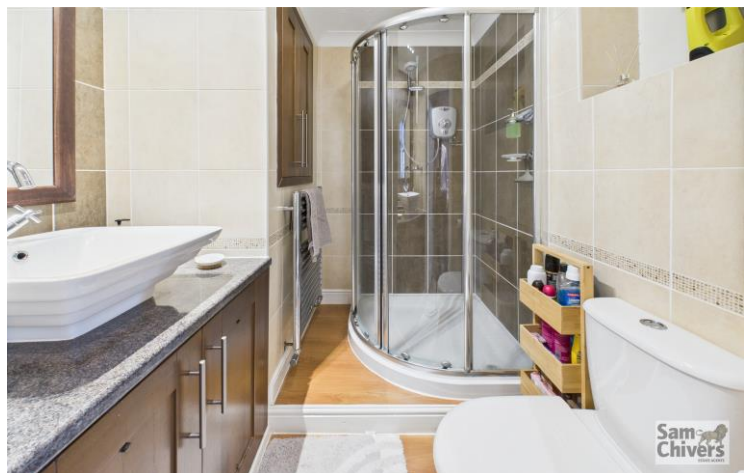


'An impressive detached family home with options on as many as five first floor bedrooms and all situated in a popular village with plenty on offer and fantastic commuter links!'

This substantial, extended five bedroom detached home is tucked away in a quiet cul-de-sac of well established detached houses and enjoys a double garage, pretty frontage and plenty of parking to the front. Constructed in 1988 by Lovell Homes this detached home enjoys accommodation comprising entrance hallway with stairs to the first floor, plenty of storage and a door into a handy wc and also to the garage. There is a light and bright, bay fronted lounge leading through to a dining room and beyond this a lovely conservatory which overlooks the pretty garden. The kitchen/breakfast room is a generous size and has plenty of units and could potentially be opened up with the dining room to create an open plan, social space. On the first floor there are as many as five bedrooms with one currently utilised as a home office. The main bedroom is especially large and has an en suite shower room as well as a countryside view. Smart and well presented family bathroom and plenty of storage. The property is alarmed, gas centrally heated and has double glazed throughout. The sellers also have planning permission granted to replace the conservatory and extend at the rear.

Outside is a private driveway with parking for at least 3/4 cars and a double garage. There are beautifully maintained gardens to the front and at the rear there is a South facing pretty garden, mainly laid to lawn with a sunny patio area, mature shrubs and flower borders, garden shed and a side access pathway. The popular village of Farrington Gurney offers a well regarded primary school, farm shop with soft play centre, golf and fitness club and Co-operative store all on its door step.

The town of Midsomer Norton is just three miles. Bath city centre is approx. eleven miles, Bristol twelve miles and Wells city centre is ten miles. Open countryside and walks are also accessible within only a matter of minutes walk from the property.





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 66 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.