



- An extended detached property occupying a level corner plot
- Entrance lobby, handy cloakroom, lounge with bay window to front
- Feature kitchen dining room opening into a large conservatory
- Third reception or fourth bedroom (originally an integral garage)
- Three first floor bedrooms and shower / wet room
- Paved private drive to front and south facing fully enclosed garden to rear



"An extended detached property occupying a level corner plot and having a sunny south facing garden".

Offered for sale with no onward chain, this detached property is situated in a much-sought location being close to Norton Hill secondary school and the Midsomer Norton Greenway. The accommodation comprises entrance lobby with handy cloakroom. A lounge with bay window to front. Extended to the rear this has created a roomy kitchen dining room with a pleasant sunny aspect overlooking the rear garden, there is a range of fitted units and ample space for a dining table. From the kitchen and also the entrance lobby there are doors leading into a reception room / 4th bedroom (originally the garage). Also from the dining area are patio doors leading into a large conservatory which in turn opens onto the rear garden. On the first floor are three bedrooms and a shower room.

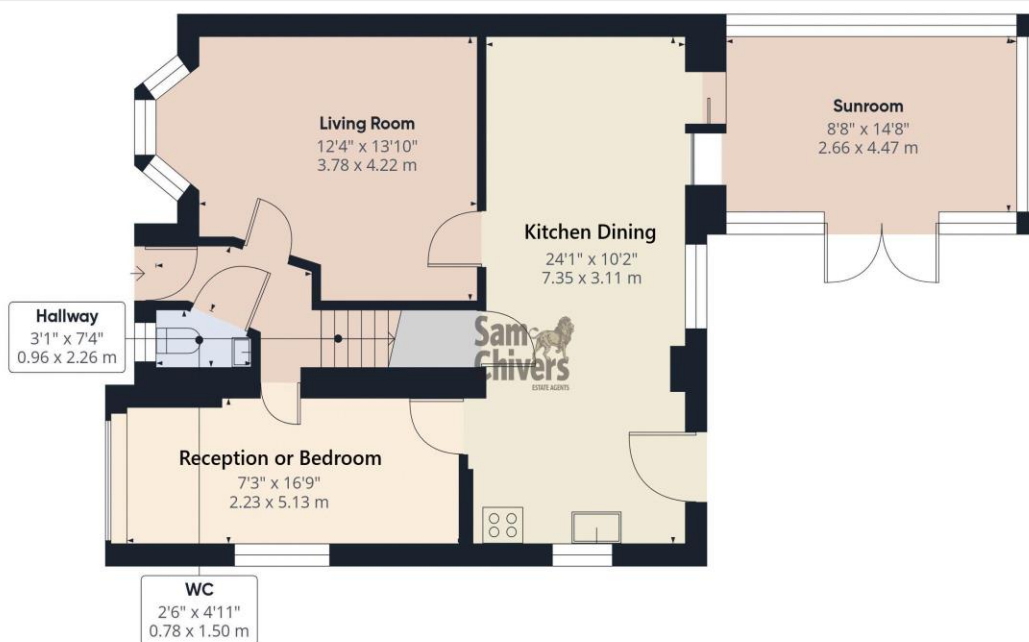
The property benefits from gas central heating and double glazing.

Outside to front is a private paved driveway and gravelled border sweeping around to the side. To the rear is a fully enclosed garden, which is south facing, fully enclosed and mainly paved. Gated access to side.

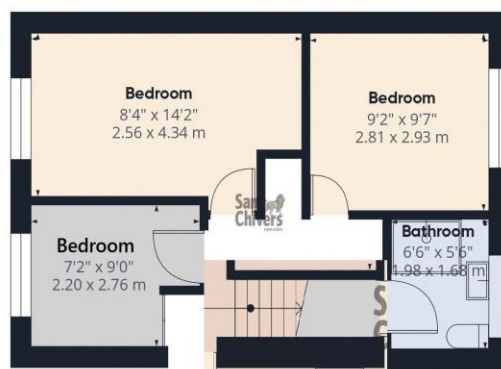
**Tenure:** Freehold. **Council Tax Band:** C.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1075 ft<sup>2</sup>  
99.9 m<sup>2</sup>

(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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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.