



- A large detached four bedroom family home
- Spacious lounge with doors opening onto the garden terrace
- Smart, attractive kitchen/dining room
- Main bedroom with en suite shower room
- Large, beautifully tended rear gardens
- Garage and parking for three vehicles



'An impressive detached family home located on the popular Nightingale Way development and enjoys a superb, sunny rear garden that would be perfect for a growing family, especially with its proximity to Norton Hill secondary schools!'

This attractive four bedroom detached family home is one to be viewed to be appreciated, boasting a superb large rear garden with additional wooded area beyond the rear boundary which could also be incorporated within the garden if so desired and therefore would be great for growing families. The accommodation comprises, entrance hallway with stairs to the first floor and a useful understairs cupboard for storage and door into a handy ground floor wc. There is a large lounge with gas fire and French doors onto a raised terrace which overlooks the garden and a generous sized, light and bright kitchen/breakfast room with a neutral kitchen with Granite worksurfaces and space for a dining set. On the first floor there are options on as many as four bedrooms with the main bedroom having an en suite shower room and there is a main family bathroom. GCH and double glazing.

Externally the property has plenty of frontage with parking for at least three vehicles in front of a garage with electric door. Side access gate leads to a large, meticulously maintained garden with a raised terrace and steps down to nicely landscaped lawn gardens with beds and borders to the surrounds and further seating areas. There is also a shed and raised planters to the far end as well as access to a wooded wildlife area which could be incorporated within the main garden should a buyer choose to do so. The garden is fully enclosed and has a sunny and private feel.

The development has always proved popular locally due to its proximity and ease for access to both Norton Hill schools and for those wanting a short commute to the town. Bath & Bristol are within reasonable daily commuting distance and for those looking for enjoyable rural walks the Norton Radstock Greenway and cycle networks can be picked up on the property's doorstep.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01761 411020 or email us at sales@samchiversproperty.co.uk

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.