



- An impressive detached family home in a quiet, cul-de-sac position
- Spacious lounge, separate dining room and modern tasteful kitchen
- Four double bedrooms including main bedroom with en suite shower room
- Double garage, car port and ample driveway parking
- Private rear garden with a sunny aspect and sheltered seating area
- Excellent commuter links between Bristol, Bath & Wells



'Occupying a lovely position within this small residential close, lies this impressive detached home with a super, private and sunny rear garden that is sure to suit a growing family!'

This attractive and beautifully presented four bedroom detached family home is set in a tucked away, quiet position on a desirable residential cul-de-sac housing just a small clutch of properties within the ever popular village of Temple Cloud. The property offers generous sized accommodation throughout and in greater detail the accommodation comprises; a welcoming entrance hallway with stairs to the first floor and storage beneath, an especially spacious lounge which has doors out to the garden and the super covered seating area. There is a modern and tasteful kitchen with a selection of integrated appliances and utility room with the door to the rear and from the kitchen there is a hatch through to a light and bright, separate dining room and there is also a convenient wc on the ground floor. On the first floor the property benefits from four double bedrooms all of which are a comfortable size, the main bedroom has an en suite shower room and there is also a main family bathroom. There is also a lovely view from the first floor rear elevation to be enjoyed. The property is double glazed and has both oil-fired CH as well as air source and can be used independently as an owner sees fit. One to be viewed to be fully appreciated!

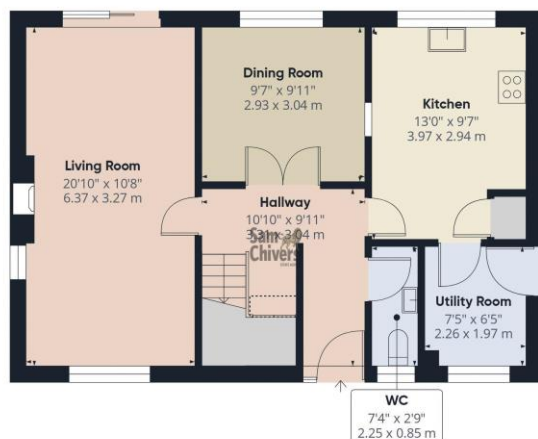
Externally the property has ample private parking, both in front of the double garage or beneath the car port that attaches the house to the garage. There is space behind the garage that is ideal for garden storage or similar and at the rear there is a beautiful, private garden with a sunny Southerly aspect. The sellers have added a solid oak pergola over a private seating area and have added outdoor lighting, a glass roof and balustrade to provide sheltered seating to enjoy the garden anytime. The garden then continues down to a large lawn garden with mature borders to the surrounds and is fully enclosed and has been very nicely maintained.

Temple Cloud is a popular North East Somerset village that is ideally positioned for those needing access to the A37 & A39 and the connected cities. The village offers useful basic amenities including a well regarded Primary school, popular pub/restaurant that is only a short distance from the property. Public footpaths and countryside walks are also easily accessible within walking distance.

Tenure: Freehold

Council Tax Band: F





Approximate total area[®]

1491 ft²
138.7 m²

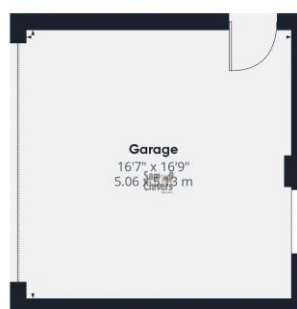
Reduced headroom

4 ft²
0.3 m²

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

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.