



- A modern four bedroom detached townhouse
- Versatile accommodation set over three levels
- Open plan lounge/dining area and kitchen on the ground floor
- Four double bedrooms both two with en suite shower rooms
- Low maintenance, fully enclosed garden
- Garage and driveway plus close to Norton Hill school

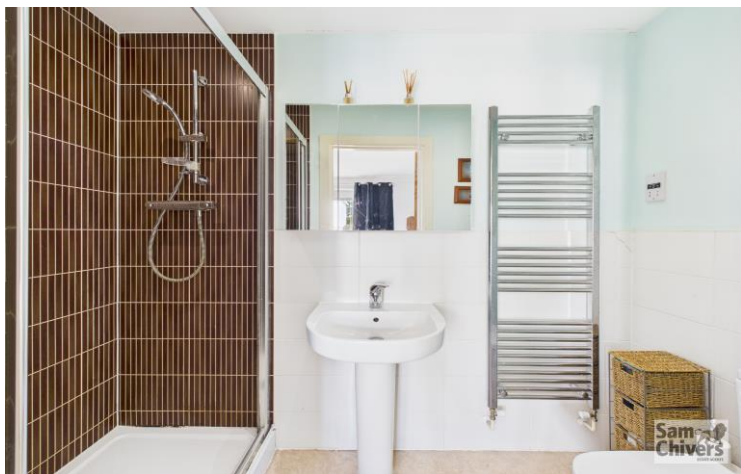


'There is plenty of living space on offer with the modern, contemporary townhouse and its in a great location for access to local schools!'

A three storey, four double bedroom town house located in an extremely convenient location just a short walk from Norton Hill Secondary School. The accommodation comprises an entrance hallway with ground floor cloakroom and doors to the open plan lounge/kitchen/dining room. The lounge area is light and airy with dual aspect windows and French doors onto fully a enclosed garden. There is an attractive kitchen/dining room area with a good range of fitted units, integrated appliances. On the first floor the master bedroom enjoys much space, an en-suite shower room and Juliet balcony. The second double bedroom also has an en-suite shower room. On the second floor there are two further double bedrooms and a family bathroom with shower over bath. Gas CH & uPVC double glazing. Outside to front is a small enclosed garden area and a side drive leading to a good size single garage. To rear is a fully enclosed, low maintenance garden laid to a combination of patio and bark for ease of maintenance and there is an access door to the rear of the garage.

Agents Note: There is a general service charge - £166.57 bi-annually (can be paid monthly) payable to WHR Management towards development upkeep and maintenance.

Nightingale Way is located just two miles from the town centre where a good variety of shops and services are available, there is also regular public transport to both Bath and Bristol. A five minute walk will place you in open countryside where maintained footpaths provide the ideal dog walking facility. Bath city centre is twelve miles and Bristol city centre is fifteen miles.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	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.