



- A detached four bedroom family home
- Large living room with French doors to the garden
- Kitchen/breakfast room, separate dining room and utility
- Main bedroom with en suite shower room
- Double garage, gated driveway parking and an enclosed garden
- Offered for sale with no onward chain



'An impressive, detached family home offering an abundance of living space plus a double garage and is also being offered for sale with no onward sales chain!'

The accommodation is arranged over two floors and comprises a central entrance hallway with handy cloakroom and stairs to the first floor, lounge with window to front and French doors opening onto the rear garden. There is a fitted kitchen and separate utility room, a door from the kitchen opens onto the rear garden. Also on the ground floor is a dining room and a useful home office/study. On the first floor are four good sized bedrooms, the main bedroom is spacious and enjoys a fitted wardrobe and an en suite shower room. There is also a family bathroom. GCH and double glazing.

Outside the property has a fully enclosed rear garden is very private & sunny, laid to a combination of patio and chippings with some mature shrubs to the surrounds. To the side is a gated private drive leading to a double garage with power and lighting.

The development is held in high regard locally and is nicely positioned for those needing access to the town and a range of useful amenities but wanting a semi rural feeling close by with open fields and the greenway only a short walk away. Within 25 minutes Bath, Bristol and Wells can be reached with public transport running direct to each of these destinations. **Tenure:** Freehold. **Council Tax Band:** F.

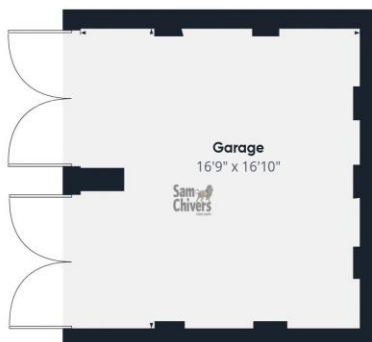




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>®</sup>  
1686.06 ft<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.

GIRAFFE360

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 70 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](mailto: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.