



- An impressive double fronted detached house enjoying a quiet rural aspect
- Light and airy lounge with feature cosmetic fireplace and bespoke fitted bookshelves
- Kitchen dining room with fitted units and ample space for a dining table
- Separate utility room with door to garden and ground floor cloakroom
- Four very good-sized bedrooms, ensuite shower and family bathroom
- Private side drive parking and sunny South-West facing private rear garden



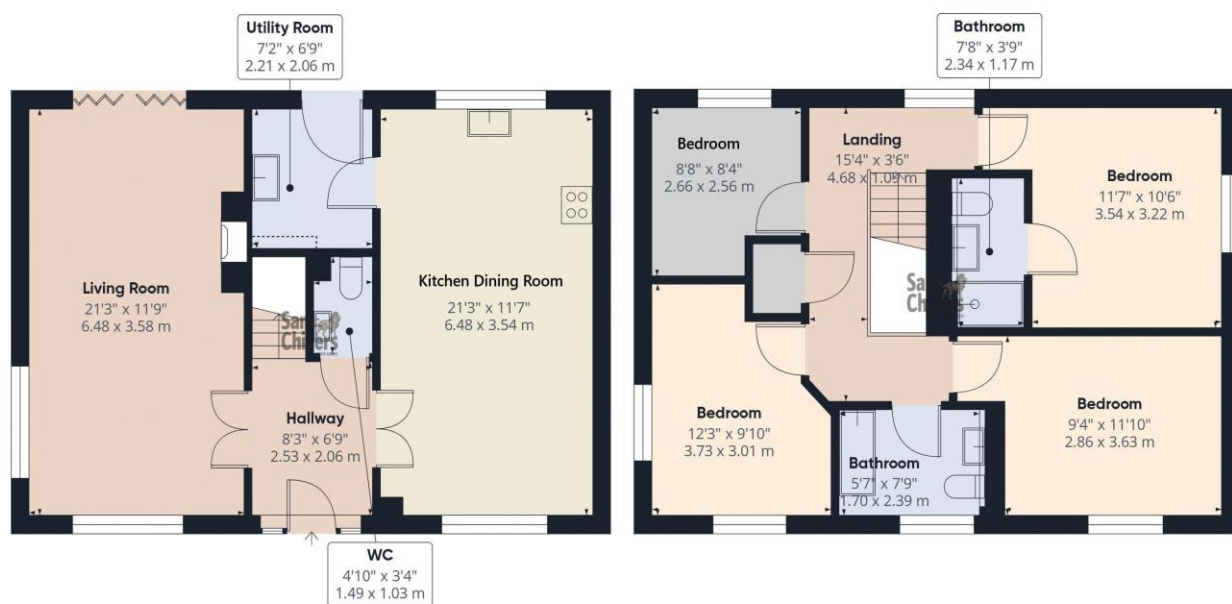
"An attractive double fronted detached house situated in a quiet pedestrianised location with direct access to a cycle path with level access to open countryside, the property is a five-minute level walk to Radstock town centre".

The accommodation comprises a central entrance hallway with doors to all ground floor rooms and access to a handy ground floor cloakroom. There is a light and airy lounge with an aspect to front, side and rear, attractive bespoke fitted books shelves and feature cosmetic fireplace. There is a kitchen dining room running from front to back with a good range of fitted units and ample space for a dining table. The utility room is separate to the kitchen and has a door opening onto the rear garden. On the first floor are four very good-sized bedrooms, the principal bedroom enjoys an ensuite shower room and there is also a family bathroom with shower over bath.

Outside to front is a gravelled rose garden enclosed with Victorian style railings and gate. To the side of the property is private drive parking. To the rear is a fully enclosed West facing garden with extensive mature planting providing a good deal of privacy with gravelled patio area, detached double door shed and discreet storage on one side of the house. There is gated access from the garden directly onto the side drive.

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





Approximate total area^m
1243 ft²
115.5 m²

(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		93 A
81-91	B	84 B	
69-80	C		
55-68	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.