



Staunton Fields, Whitchurch Village

£465,000

- Energy Rating - C
- Four Bedrooms
- Ground Floor Shower Room
- Garage & Driveway
- Log Burner In Sitting/Family Room
- Beautifully Presented Throughout
- Wrap Around Extension
- South Facing Rear Garden
- 18ft Loung/Diner
- 3D Virtual Tour Available

Nestled within the sought-after Staunton Fields Development in Whitchurch Village, this immaculately presented four-bedroom family home offers a blend of space, style, and convenience. The extended ground floor accommodation features an expansive entrance hallway, an inviting 18ft Lounge/Diner, and a modern 18ft Kitchen seamlessly connecting to a spacious Family/Sitting Room. Characterized by a vaulted ceiling and Velux Windows, this bright room floods with natural light, enhanced further by a cozy log burner and convenient patio doors opening to the south-facing rear garden. Completing the ground floor is a practical large shower room, adding functionality to the home.

Ascending the stairs, you'll find four well-appointed Bedrooms and a family Bathroom, providing ample space for the whole family.

Additional benefits include UPVC double glazing, gas central heating, and the convenience of a rear garage and front driveway.

Situated in Bath and North East Somerset, this property enjoys access to a variety of esteemed school catchment choices, making it an ideal choice for families. Moreover, its prime location offers excellent transport links to both Bristol and Bath, ensuring connectivity to urban amenities while retaining the tranquility of suburban living

Lounge/Dining Room 18'6" x 11'0" (5.64m x 3.35m)

Ground Floor Shower Room 8'6" x 4'6" (2.61 x 1.39)

Kitchen 18'7" x 7'10" (5.66m x 2.39m)

Family/Sitting Room 24'7" x 9'3" (7.5 x 2.83)

Bedroom One 11'1" x 10'4" (3.38m x 3.15m)

Bedroom Two 8'10" x 8'2" (2.69m x 2.49m)

Bedroom Three 9'5" x 6'11" (2.87m x 2.11m)

Bedroom Four 8'3" x 7'11" (2.51m x 2.41m)

Excluding Wardrobes

Bathroom 7'6" x 5'9" (2.29m x 1.75m)

Tenure Status - Freehold

Council Tax - Band D



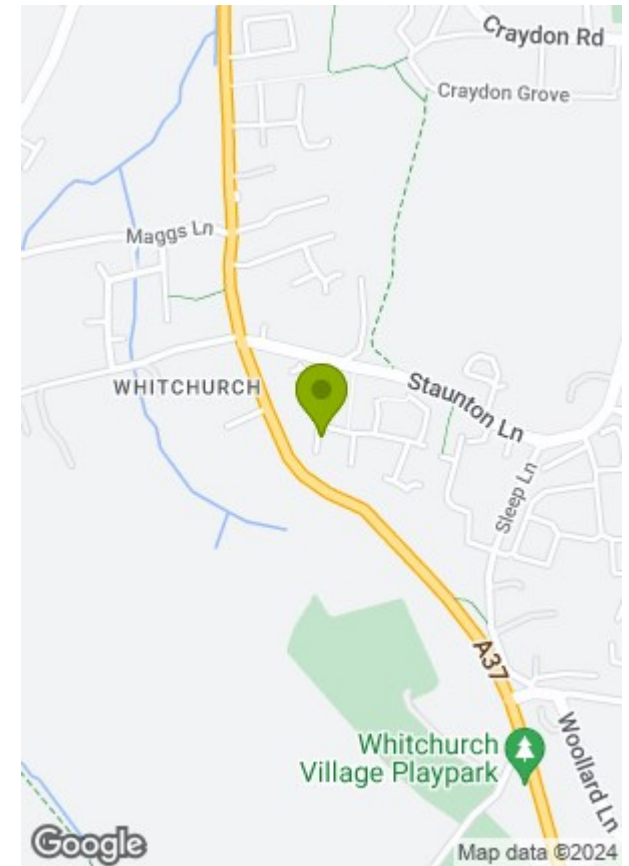








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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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