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## Godwins Close, Atworth

Offers Over £500,000

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- NO ONWARD CHAIN!
- 4 bedrooms plus en suite shower room and bathroom
- Generous Living room with open fire place
- Open plan Dining room and separate study/plyroom
- Excellent size kitchen/ breakfast room and large utility room
- Located right next to open fields with countryside views.
- DOUBLE GARAGE and plenty of driveway parking.
- Wrap around rear garden with views across the fields.
- Excellent and popular village location
- Great transport links to Bath and local towns



A larger than average 4 bedroom detached property complete with a DOUBLE GARAGE and good sized garden overlooking fields and countryside views. A superb location within the convenient and sought after village of Atworth. With no onward chain, this property offers an excellent opportunity for someone to buy an excellent family home.

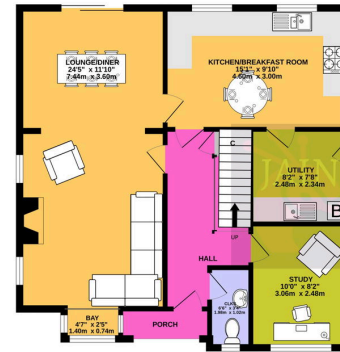




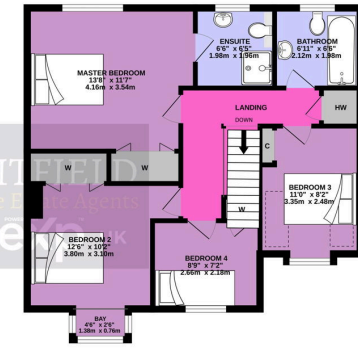




GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA - 1348 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro (2024)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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