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FIELDWAY, SANDFORD, NORTH SOMERSET. BS25 5PR



£450,000 FREEHOLD

Passionate about Property

360 VIRTUAL TOUR AVAILABLE! NO ONWARD CHAIN. Spacious four bedroom bungalow situated in a peaceful cul-de-sac location, with a lovely South-facing garden backing on to neighbouring countryside! The property benefits from a living / dining room, separate WC, bathroom, detached garage and parking for several vehicles. Call now to arrange a viewing!

Council Tax Band: E

Location

Situated in the popular Mendip Village of Sandford which is set within the beautiful North Somerset Countryside. The village offers a range of local amenities including: General Store, Primary School, Village Hall, two Churches and a Public House/ Restaurant. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Chemist, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walking and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area. The property lies within the catchment area of the popular and sought after Churchill Community Foundation School with Sixth Form Centre. There are a number of private Schools available in Sidcot, Bristol, Bath and Wells. Sandford is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

Directions

From the village of Winscombe with Farrons office on your left hand side, turn immediately left onto the Sandford Road and proceed for approximately 1 mile. Proceed to the top of the hill leading onto Hill Road. Follow the road down into the village of Sandford and at the 'T' junction with Humphrey Motor Company straight ahead, turn right onto Greenhill Road. Proceed past the Village Hall on the right and turn right onto Helen's Road. At the crossroads proceed straight ahead onto Fieldway where the property can be found a short way along on the right hand side.



**Entrance Porch**

Upvc double glazed door and side panels. Tiled flooring. Composite double glazed door to:

Entrance Hall

Loft access. Carpeted flooring. Radiator. Two built-in double cupboards. Doors to:

Separate. WC

Upvc double glazed window to side. Wall mounted gas boiler. Vanity unit with inset wash basin. WC.

Kitchen

Contemporary fitted kitchen with free-standing double oven, built-in fridge / freezer and space for appliances. Vinyl flooring. Door to living room. Upvc double glazed windows and door to:

Side Porch

Of Upvc double glazed construction. Door to garden.





Living/Dining Room

A lovely South-facing room with dual aspect upvc double glazed windows and patio doors to the main garden. Carpeted flooring. Radiator.

Bedroom 1

Upvc double glazed window to side. Carpeted flooring. Range of built-in bedroom furniture. Radiator.

Bedroom 2

Upvc double glazed window to rear. Carpeted flooring. Radiator. Built-in double wardrobe.

Bedroom 3

Upvc double glazed window to side Carpeted flooring. Radiator.



Bedroom 4

Upvc double glazed window to front. Carpeted flooring. Radiator.

Bathroom

Contemporary suite comprising a bath with shower over, WC and wash basin housed in a vanity unit. Tiled walls and flooring. Heated towel rail. Upvc double glazed window to front.

Front Garden, Garage & Driveway

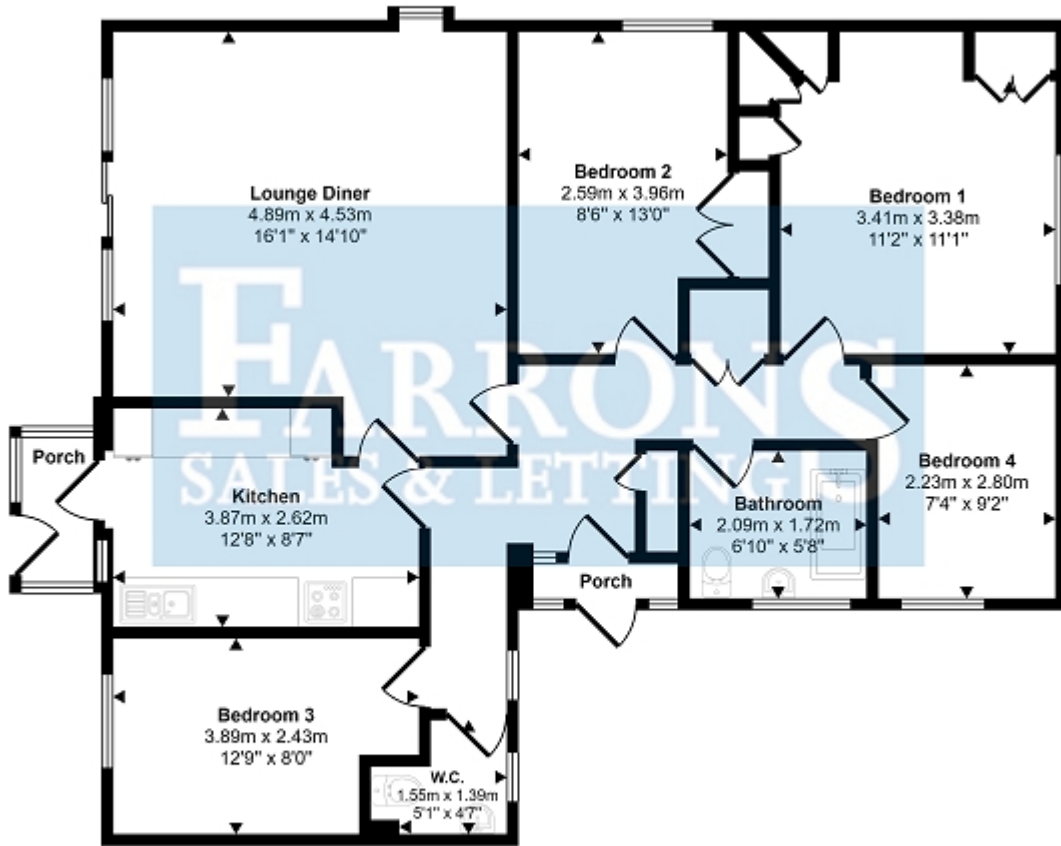
A mature hedgerow runs along the front with access to the driveway and parking area, suitable for several vehicles. Access on both sides to the main garden. The large garage has an electric door to front and a separate door to the rear, providing access to the workshop.

Gardens

South-facing, private rear garden with nothing beyond other than the neighbouring field and woodland providing an attractive backdrop to this home. Stone paved patio area with steps to the raised lawn and further seating area.

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Approx Gross Internal Area
99 sq m / 1067 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract