



**Nelson Ward Drive, Radstock, BA33FS**

Guide Price **£300,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 1**

Located within the desirable Heritage Park development in Radstock, this fantastic four double bedroom semi-detached home offers stylish and versatile living spaces, perfectly suited for modern life. Built just nine years ago, this property has been thoughtfully maintained and updated, showcasing a peaceful position within a sought-after residential area.

The ground floor features an inviting living area, flowing seamlessly into the modern kitchen designed for both everyday meals and entertaining. A convenient downstairs cloakroom adds to the practicality of this level. Upstairs, discover well-proportioned bedrooms, providing comfortable retreats. A notable loft conversion has created a generous fourth double bedroom and additional flexible living space, adapting to various needs. Two bathrooms serve the property, enhancing comfort and convenience.

Externally, the appeal continues with a driveway offering parking for two vehicles, complete with an EV charging point. The landscaped, south-facing garden is a true highlight, designed for relaxation and enjoyment. It features a hot tub, a stylish pergola, and a versatile garden office – ideal for home working, hobbies, or a home gym. Side access ensures added convenience. Modern comforts include a smart thermostat heating system, an alarm system, and extensive CCTV security setup for peace of mind.

One of the property's most appealing features is its enviable setting backing onto an ecological corridor and conservation area, providing a tranquil outlook with no future building permitted behind. The location offers a wonderfully quiet environment, with direct pedestrian access from the estate to St Nicholas Church School, simplifying school runs. For those who enjoy the outdoors, a cycle track is moments away, offering scenic routes right from your doorstep. Heritage Park is known for its welcoming atmosphere and strong sense of community.

Being sold with no chain, viewing is highly recommended.

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive







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