



- An established four bedroom detached family home
- Occupying a quiet position on a residential close
- Good size lounge and garage converted to a further reception room
- Feature kitchen/dining room with French doors to the garden
- Four bedrooms, modern bathroom and an en suite shower room
- Enclosed rear garden and easy driveway parking



***'A detached family home, presented in excellent order including a modern and updated kitchen/dining room and tasteful, stylish bathroom!'***

This four bedroom detached family home is quietly tucked away towards the head of a small residential close and offers excellent connections to the City of Bath just approx six miles away! The property is in smart order throughout and comprises an entrance hallway with stairs to the first floor and a useful understairs store. There is a generous size lounge which leads into an attractive and a recently updated kitchen/dining room with French doors opening onto the garden. Also on the ground floor is a utility room, handy wc and the integral garage has been converted to create a further reception room, playroom or could be an additional accessible bedroom. On the first floor there are four well proportioned bedrooms with the largest having fitted wardrobes and an en suite shower room. The family bathroom on the first floor has also been tastefully modernised. GCH and double glazing.

Externally the front of the property comfortably offers parking for two/three vehicles and has a side access pathway leading to the garden. At the rear there is a patio across the width of the property and beyond this a level lawn with a sunny aspect.

Heritage Close is a quiet cul-de-sac within the village of Peasedown St John. The property itself is situated on a sunny plot and is within walking distance of the village amenities including school, recreation spaces, shops and surgeries. For those looking to commute, the City of Bath is only approx 6 miles away and has regular connecting public transport.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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](mailto:sales@samchiversproperty.co.uk)

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