



- An immaculate three bedroom semi detached home
- Quietly positioned at the head of a cul-de-sac
- Stylish and contemporary finish throughout
- Feature kitchen/dining room opening onto the garden
- Landscaped, low maintenance garden with a view from the rear
- Garage and driveway parking at the front of the property



'A really smart and attractively presented three bedroom property that is a real 'turnkey' home and could be occupied and enjoyed with the minimum of fuss!'

A stylish and contemporary feel flows throughout this immaculate three bedroom semi detached property which occupies a quiet and tucked away position at the head of a pleasant residential cul-de-sac. As you step through the front door there is an entrance lobby with tiled geometric pattern floor perfect for shoes and coats and there is a door into a handy ground floor wc. The lounge is presented in superb order and leads through into an attractive feature kitchen/dining room with ample units and work surface space, a selection of integrated appliances and room for a dining set centrally within the room. The stairs rise from the kitchen area to the landing where there are three really generous sized bedrooms and a simply beautiful family bathroom with a modern finish. The property has gas central heating and is double glazed and is one to be viewed to be fully appreciated.

Externally the property is situated at the head of the cul-de-sac in a discreet, tucked away location. The property has gardens to both the side and the rear with the side garden providing potential space for extension (subject to planning being sought) and currently provides space for a shed. The garden to the rear enjoys a sunny Westerly aspect and overlooks fields and countryside at the rear. There is an attractive patio outside of the rear door and well maintained artificial turf and there is a raised seating area to the far end with a view. There is also a garage and parking to the front of the property.

Maple Rise is located on the outskirts of Radstock and is just a short walk to St Marys Primary school and Writhlington secondary school. The town centre of Radstock is a half mile which is around a fifteen minute walk, the town provides a good range of shops and services plus regular public transport. Bath city centre is ten miles and Bristol city centre is sixteen miles.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent 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

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.