



- Potential to extend either up or out with valid planning apps
- Stylish and in superb order internally
- Bi fold doors and countryside views
- Stunning bathrooms
- Gardens over two levels with useful undercroft



'This detached bungalow set on the fringe of the village of Timsbury has so much on offer having been transformed internally and also has scope to extend up or out further if so desired by a prospective buyer!'

Located on the fringe of the village of Timsbury and overlooking open fields and countryside, lies this fantastic detached bungalow offering flexible accommodation with as many as four bedrooms if needed and scope to extend out to the side or up in to the roof space depending on a buyers needs. The property has benefitted from a huge amount of work internally with just a few finishing touches to be done and has a welcoming entrance hallway providing access to all accommodation. The property has a stunning L-shaped lounge/kitchen/dining room, the lounge enjoys a log burning fire, the dining area has two sets of bi-folding doors opening onto the patio and there is a stylish fitted kitchen with a comprehensive range of fitted appliances and a Belfast sink. The property has a stunning main bedroom which is a really comfortable size, fitted wardrobes and a tasteful, modern en suite shower room. Options on three further generous sized bedrooms (one currently set up as a partial utility) and there is a feature family bathroom, finished with high end fixtures and fittings. The property has a new air source heat pump and a double glazing, most of which has been replaced. The sellers have also had the property re-roofed under their ownership. Externally the property is set on a good size plot with a gated entrance leading to plenty of driveway parking in front of a larger than average garage. There is a level lawn with laurel hedge to the front boundary and a handy shed. At there rear, the garden is over two levels, initially laid to lawn with a far reaching view out across fields and there are steps which then lead down to a larger area of garden which might require some landscaping and a door into an undercroft. Agents Note: The sellers have previous obtained two separate planning permissions to extend to the side and also to create a second storey and the planning application reference numbers are listed below:

REF: 21/05566FUL REF: 23/00984FUL The property is conveniently situated on the fringe of the village and close to open countryside whilst still being a walkable distance to the village amenities. The village has a well regarded Primary school, doctors surgery and general services and both Bath & Bristol are easily commutable having public transport available direct to both Cities.

Tenure: Freehold. **Council Tax Band:** E.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.