



49 Mead Park, Atworth, SN12 8JS
Guide Price £550,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4

Bathrooms: 1 (Plus Cloaks)

Receptions: 1

A rare opportunity to acquire this extended detached bungalow, offering excellent potential while remaining beautifully presented and ready to enjoy. Occupying a generous, level plot within a peaceful and sought-after cul-de-sac in the heart of Atworth, the property enjoys breath-taking countryside views that create a wonderful backdrop to everyday living.

At the heart of the home is a bright double-aspect sitting/dining room measuring over 24ft in length, providing ample space for relaxing and entertaining. A charming fireplace with gas fire inset and patio doors opening onto the garden further enhance the room.

The adjoining kitchen is well-equipped with extensive storage, including deep pantry cupboards and a large breakfast bar, while a separate utility room offers additional practicality with space for laundry appliances, a sink and a convenient W.C.

A thoughtfully designed rear extension has created a spacious office/garden room with patio doors leading onto a private terrace. Offering excellent versatility, this space could also serve as a fourth double bedroom or playroom.

There are three further double bedrooms, including a generous principal bedroom with fitted storage and direct access to its own private terrace. These rooms are complemented by a spacious family bathroom fitted with a four-piece suite.



The beautifully landscaped rear garden is a standout feature, enjoying a sunny southerly aspect and exceptional privacy. Several patio and terrace areas make the most of the stunning countryside views, while lawns, mature planting, a pergola, water feature and summer house create an attractive and peaceful outdoor retreat. A generous gated block-paved driveway leads to a garage with light and power, currently used for storage.

Atworth is a highly desirable and thriving village offering excellent amenities, including nurseries, primary schools and convenient access to a range of well-regarded secondary schools. Residents enjoy nearby countryside walks, cycling routes and golf at Kingsdown and Whitley Golf Club, while Bath is easily reached via a regular bus service. Popular local destinations include Lowden Garden Centre, The Pear Tree Inn, The White Hart and The Golden Fleece, alongside a village shop and community facilities for everyday convenience.

Additional Information:

Tenure: Freehold Detached Bungalow

Council Tax Band: D

Current EPC Rating: C (74)

Potential EPC Rating: B (82)

Mains gas radiator central heating.

Mains drainage.

Mains electricity supply.

Mains water supply.

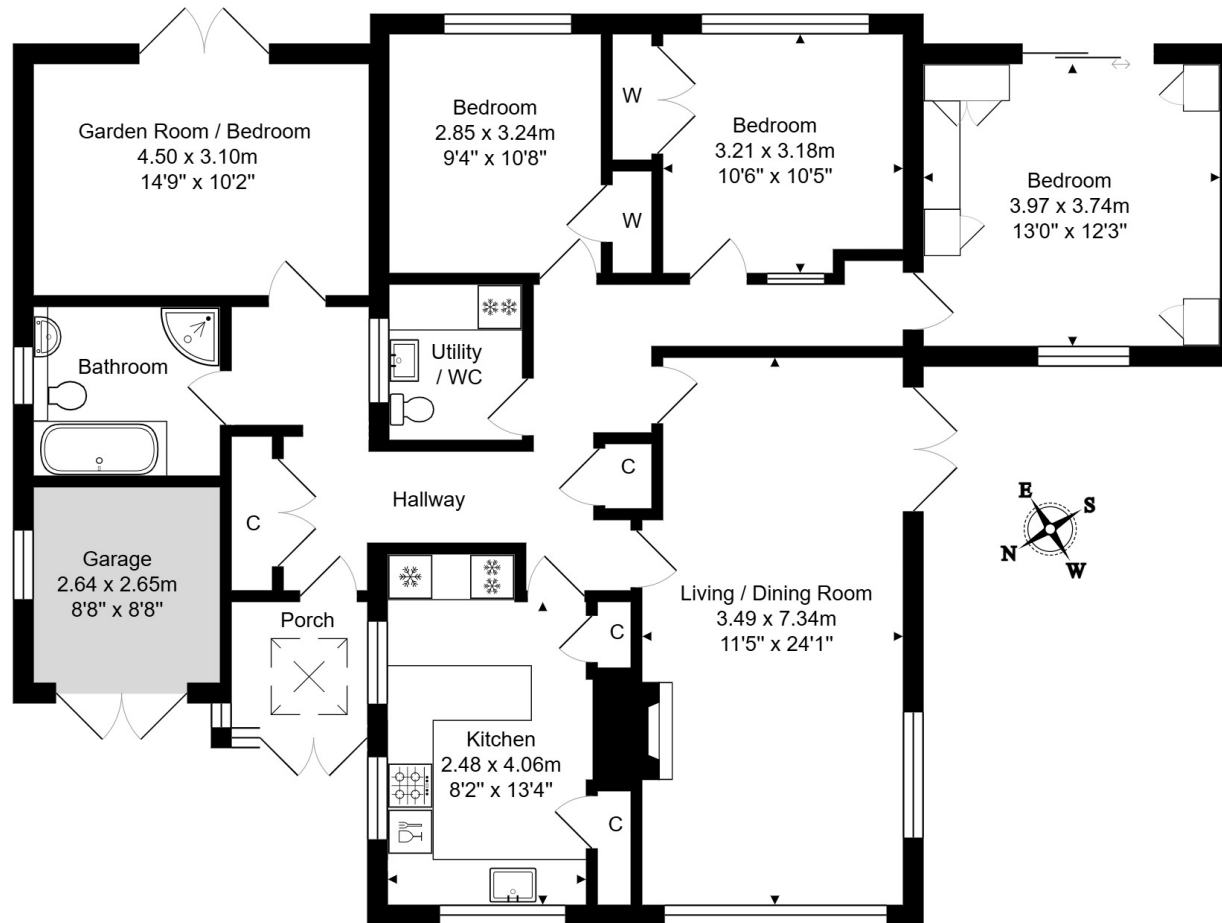
Double glazing throughout.

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Total Area: 130.3 m² ... 1402 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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