



- A large detached family home in a fantastic location
- Only a matter of a minutes' walk to Norton Hill School
- Spacious lounge/dining room and additional reception room
- Four good size bedrooms and a smart bathroom
- Level and private family friendly garden
- Offered for sale with no onward chain



'A large, detached family home offering a huge amount of space and only a matter of a minute's walk from Norton Hill School, this is sure to be an excellent option for growing families!'

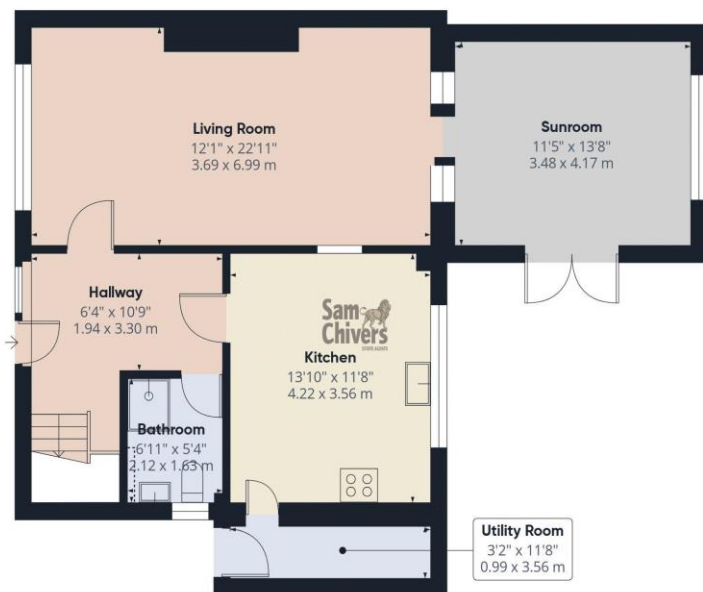
This extended, four-bedroom detached home is located on Charlton Road and is perfectly positioned for a selection of highly regarded schools and offers four generous sized bedrooms and a large level and private garden! The accommodation comprises a really spacious hallway with heaps of space for shoes and coats and the stairs to the first floor. Light and bright lounge/dining room which connects into the extension which could be a playroom, office or similar with doors to the garden. There is a well fitted kitchen/breakfast room with plenty of storage and a separate utility area with side access door. Also on the ground floor is a sizeable shower room with a WC. On the first floor are four very well-proportioned bedrooms as well as a modern and tasteful family bathroom. The property has GCH and is double glazed.

Externally the property has a mature front garden with ample shrubs and bushes, and this is screened by a timber fence to the front. At the rear there is a level and exceptionally private garden with a patio and well manicured lawn. The property has parking for a couple of vehicles to the front and a driveway alongside the house serving only two properties and leads to parking for a further three/four vehicles and a solidly built workshop, formerly a garage.

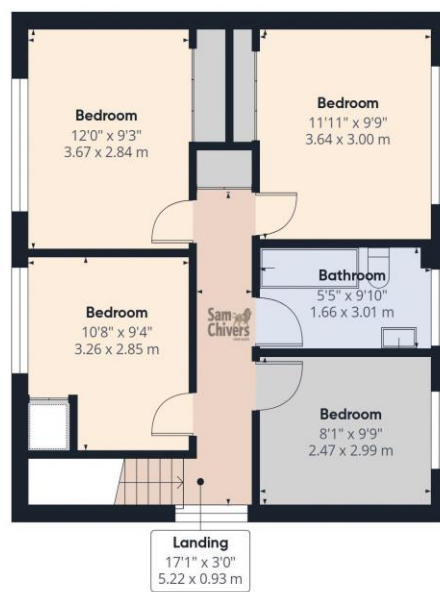
Charlton Road is held in very high regard and is an ideal location for those requiring access to local schools, the High Street and general convenience stores. For those needing to commute, the Cities of Bath, Bristol and Wells are all within daily driving distance with regular public transport links also available. Offered for sale with no onward chain.

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>

1478 ft<sup>2</sup>

137.2 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



www.samchiversproperty.co.uk



Sam Chivers Estate Agents



@samchiversestateagents



@samchiversproperty



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	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](mailto: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.