



- A detached village property situated in a quiet cul de sac
- Spacious lounge dining room with log burner and patio doors
- Attractive fitted kitchen, handy ground floor cloakroom
- Four double bedrooms and newly fitted family bathroom
- Extensive private drive leading to an integral garage
- A good sized, fully enclosed, secure, lawned garden



"A freshly decorated four double bedrooled detached family home situated in a quiet cul de sac, enjoying a level, fully enclosed rear garden which enjoys a sunny westerly aspect". The property is offered for sale with no onward chain!

The accommodation comprises an entrance hallway, newly fitted cloakroom, spacious lounge dining room with feature log burner and patio doors opening onto the rear garden. The fitted kitchen with a good range of units, newly fitted ceramic hob and eye level oven, sheltered door to side. From the entrance hall there is a door into the integral garage and also a deep walk in storage cupboard. A half landing staircase rises to a light and airy main landing with doors to all four bedrooms. The main bedroom has fitted wardrobe and drawers. A newly fitted bathroom suite which boasts vanity cupboards, attractive metro tiling and shower over bath. There is mains gas central heating and double glazing. The integral garage has power and lighting.

Outside to front is a private drive with ample parking and pathways to both sides of the house leading into a fully enclosed and level lawn garden with mature flower borders and planted shrubs. Outside tap.

AGENTS NOTE: The property is located in a quiet cul de sac and is just a short level walk from the highly regarded primary school. Bristol city centre is 11 miles and Bath city centre is 12.5 miles. Open countryside is easily accessible.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.