



- An extended detached family home located just 7 miles from Bath city centre
- Lounge with bay window to front and dining room with ample space for table
- Rear extension creates an impressive second lounge with log burner & bi-fold doors
- Attractive fitted kitchen, utility room and cloakroom
- Separate home office with "Truespeed" full fibre connected
- Three bedrooms, ensuite and family bathroom
- Private drive and fully enclosed south facing garden



"A detached family home which boasts an impressive ground floor rear extension, has a separate home office, a sunny south facing garden and comfortable parking for three vehicles".

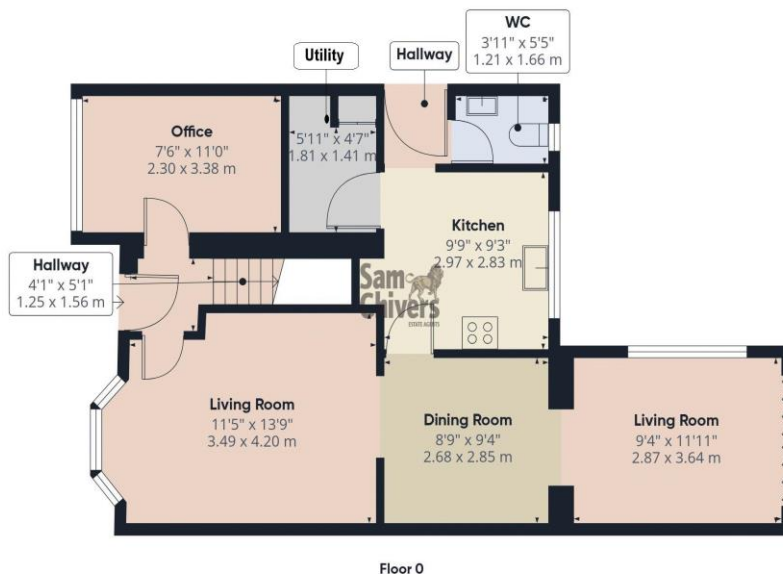
The accommodation comprises entrance lobby, lounge with bay window to front and archway into the dining area with ample space for a table, from the dining area the rear extension creates a second lounge area with feature log burner, oak flooring, high ceilings with velux windows and bi-fold doors onto garden. The fitted kitchen provides a good range of units with polished granite worktops and integrated appliances. Separate utility room and handy ground floor cloakroom, side lobby with door to garden. Home office accessed from the entrance lobby, with "Truespeed" full fibre connection. On the first floor are three bedrooms, the principle bedroom has fitted wardrobes and a fully tiled ensuite shower room. The family bathroom has a shower over bath.

Gas central heating and double glazing.

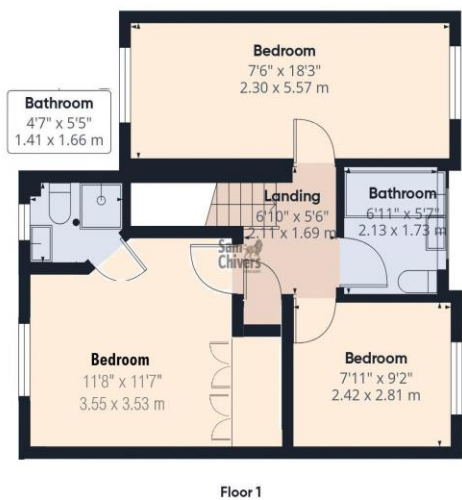
Outside to front is a good-sized private drive with electric vehicle charging point. Gated pathway leads into a fully enclosed south facing garden with paved patio and large timber storage shed.

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





Approximate total area⁽¹⁾
 967 ft²
 89.8 m²



(1) Excluding balconies and terraces

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

GIRAFFE360



Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents



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

Sam Chivers Estate Agents can also provide 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.