



- A large, detached family home
- Four bedrooms including an en suite shower room
- Feature modern kitchen/dining room
- Additional snug/sitting room or possible home office
- Generous sized rear garden
- Garage and double width driveway



'A spacious detached family home, presented in excellent order that is offered for sale with no onward chain!'

This four-bedroom detached family home has so much on offer and is in lovely order throughout. Upon entering the property there is a wide entrance hallway with stairs to the first floor and doors to all ground floor accommodation. There is a light and airy lounge with bay window to the front and this flows seamlessly through into an attractive, feature kitchen that has been updated and benefits from a selection of integrated appliances, a breakfast bar and dining space in front of French doors to the garden. There is a separate utility room and there is a further ground floor reception that could make a perfect play room or home office. On the first floor there are four very generous sized bedroom including an en suite shower room off the main bedroom and there is also a well fitted family bathroom. The property has GCH and double glazing.

Externally there is a double width driveway in front of a single garage. At the rear there is a lovely, level garden laid to a combination of patio and lawn. The property occupies a lovely spot that is both quiet and tucked away towards the head of the cul-de-sac. The village itself is well connected with regular public transport direct to Bath, the fringes of which can be access within around 10-15 minutes drive. A range of services are available in the centre of the village and open countryside and pleasant walks can be explored within a few minutes walk.

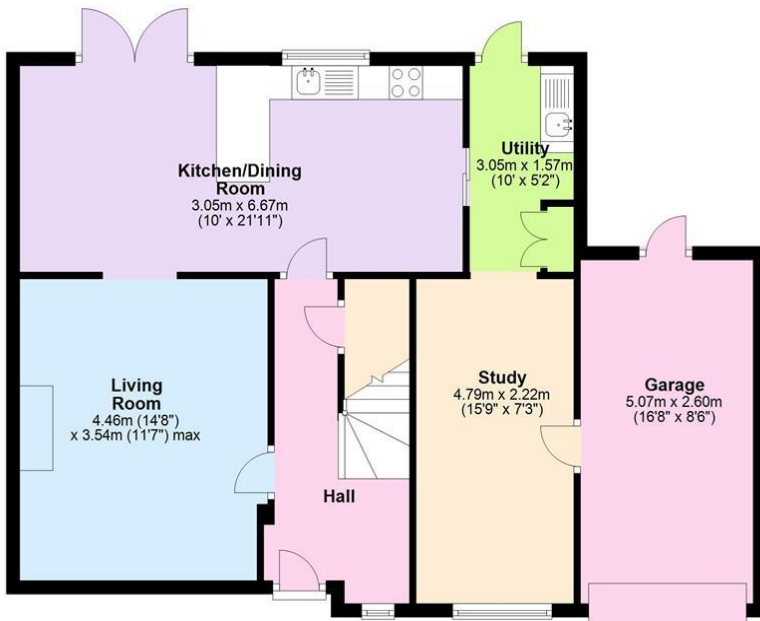
**Tenure:** Freehold. **Council Tax Band:** E.





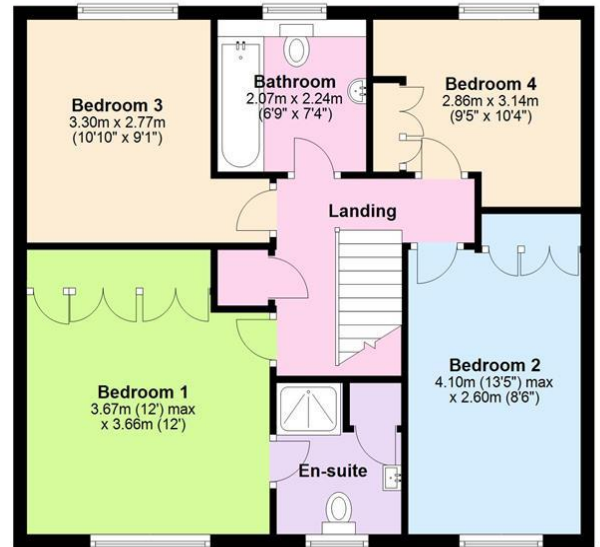
### Ground Floor

Approx. 76.6 sq. metres (824.5 sq. feet)



### First Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



Total area: approx. 140.2 sq. metres (1508.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

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92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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