



- A smart and spacious detached family home
- Situated in a popular residential, village location
- Attractive lounge plus a stylish kitchen/dining room
- Garage conversion to create a work/playroom with utility
- Four generous size bedrooms as well as an ensuite shower room
- Level, enclosed garden, ample driveway parking and a garage store



***'A super four bedroom detached home which has been the subject of a great deal of updating and modernisation by the current owners to create a fantastic family home in a sought after village location!'***

This detached family home is located within a desirable cul-de-sac in the village of Farrington Gurney, which is conveniently located for those needing access to Bath & Bristol via the A37 & A39. The property itself has plenty on offer, as you step through the front door there is a welcoming hallway with stairs to the first floor and doors to all ground floor accommodation. There is an attractive, stylish lounge with French doors to the garden and this links nicely with the recently updated kitchen/dining room which is modern and stylish and has solid wood surfaces and a selection of integrated appliances. Also on the ground floor is a useful wc and 2/3rds of the double garage have been converted to create an L shaped work/play room which is light and bright and also a utility area with a further door to the garden. This space could be utilised in a variety of ways to suit a buyers needs.

On the first floor there are four good size bedrooms with an en suite shower room and wardrobes fitted to the main bedroom and there is a first floor family bathroom. The property is double glazed and has GCH but has electric heating to the bedrooms and bathrooms. Externally the property is set on a good size level plot with a lawn garden to the front alongside a double width driveway. The garage doors have been changed to new gated doors with part of one garage remaining for storage. At the rear there is a sizeable garden, laid to lawn and a decked seating area outside of the French doors. There are areas laid to bark and chippings which would make the perfect space for children's garden equipment.

The popular village of Farrington Gurney offers a well regarded primary school, farm shop with soft play centre, golf and fitness club and Co-operative store all on its door step. The town of Midsomer Norton is just three miles. Bath city centre is approx. eleven miles, Bristol twelve miles and Wells city centre is ten miles. Open countryside and walks are also accessible within only a matter of minutes walk from the property.

**Tenure:** Freehold

**Council Tax Band:** E







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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