



- A smart and well presented three bedroom home
- Lounge/dining room with fitted log burner
- Attractive modern kitchen and separate utility/wc
- Three spacious double bedrooms and a large family bathroom
- Fully enclosed garden, garage and driveway
- Excellent village location for commuting



'A three bedroom end of terrace home in excellent order and is within walking distance of village amenities including the local school and public transport connections!'

This three bedroom home is one to be viewed to be appreciated and enjoys well presented, tasteful accommodation which comprises an entrance lobby with handy storage and a door into a hallway with stairs to the first floor. The property has a lovely lounge/dining room with an attractive log burning fire and sliding doors opening up on to the garden and there is a modern, well fitted kitchen with a selection of integrated appliances situated at the front of the house. Also on the ground floor is a really handy utility with a wc. Upstairs there are three bedrooms all of which are a comfortable size and there is a large family bathroom with accessible shower and a separate bath. The property has GCH and is double glazed throughout.

Externally the property has a pathway running up to the front door with flower border and planters to the front and there is a driveway in front of the single garage. At the rear there is a level and enclosed garden laid to a combination of patio and a lawn with a side access gateway.

Winterfield Park is a quiet well established residential location which offers easy access to open countryside. The village of Paulton is well served with doctors, dentist, a very good infant and primary school, community hospital and pharmacy. Convenience store and a variety of local shops. Bath and Bristol are within easy daily commuting distance.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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

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.