



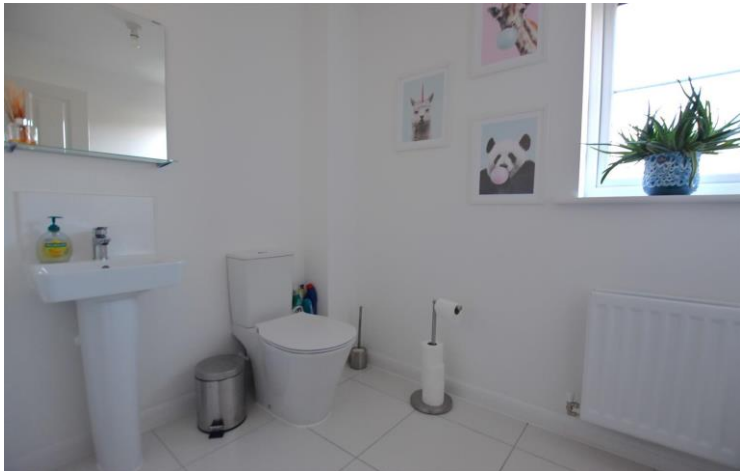
- An attractive detached family home
- Situated on the Bovis Homes development
- Huge lounge with balcony
- Superb feature kitchen/dining room
- Main bedroom and en suite shower room
- Games room/gym/store room

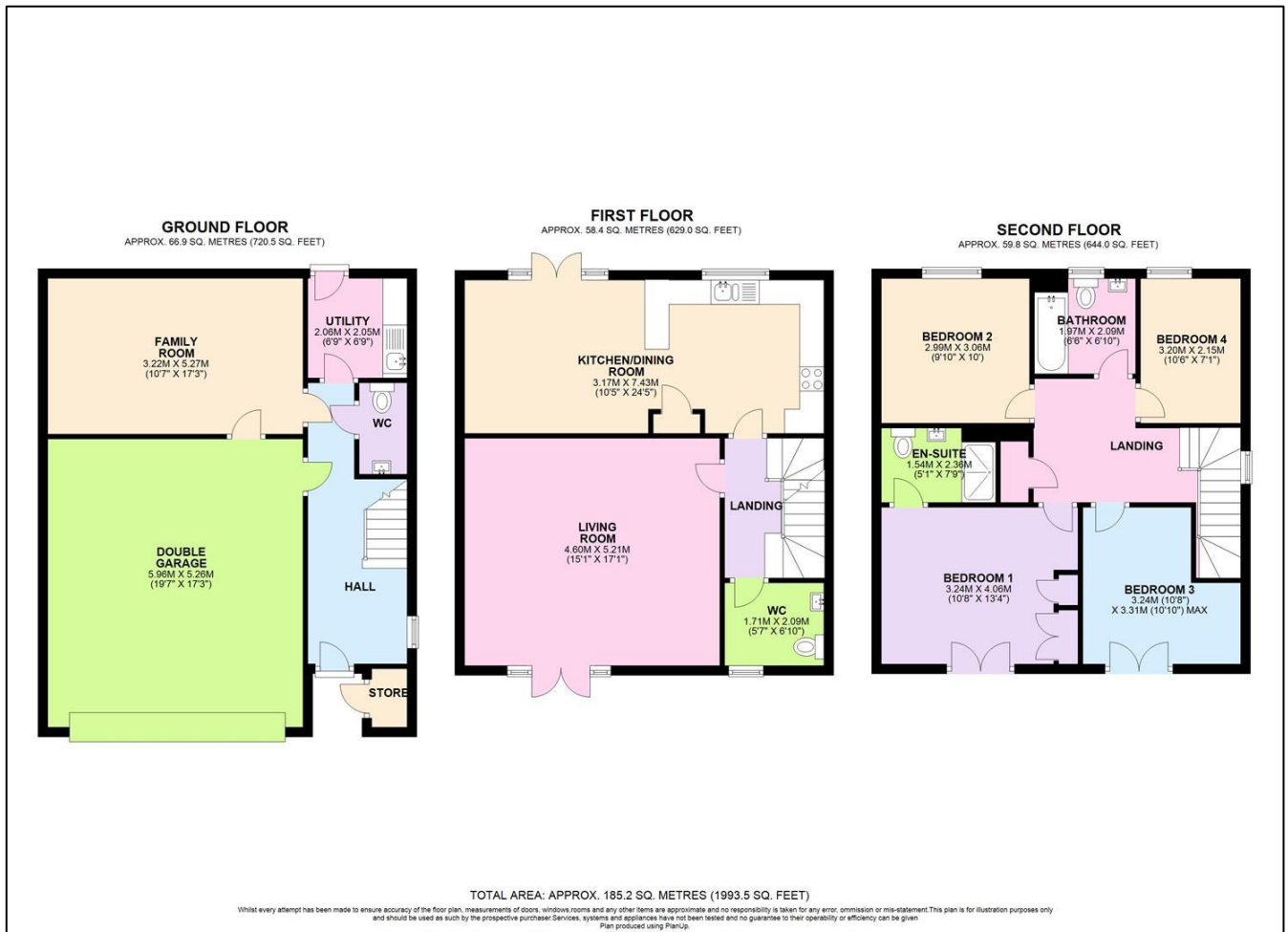


'This detached family home certainly has the wow factor and offers so much including four good sized bedrooms, a huge lounge with a balcony and also a superb feature kitchen/dining room!' This immaculate four bedroom detached home offers the opportunity to purchase a home finished with modern, stylish and contemporary fixtures and fittings throughout. The property enjoys well proportioned accommodation over three levels, on entering there is a welcoming hallway with internal door to a double garage, a flexible gym/store room, utility room, a ground floor wc and the stairs which rise to the first floor. There is then an especially spacious lounge with French doors opening onto a balcony with glass balustrade, a beautiful feature kitchen with attractive olive green units and solid wood tops, integrated appliances, a breakfast bar and a dining area with further doors opening onto the garden. The first floor also has a further wc which is a very generous size and stairs to the top floor which has four bedrooms including an en suite shower room off the largest room and there is an attractive family bathroom. The property has GCH, double glazing and is sold with the remainder of its NHBC build warranty. The front of the property has a small lawn, garden and driveway parking for two cars in front of a large integral double garage. There is a private rear access pathway perfect for recycling etc and the main garden is accessible from the first floor doors but is largely level and laid to lawn with a sunny South facing aspect. Agents Note: The property will be subject to a management charge for the development however this is not currently being collected. The property is located towards the rear of the development and is therefore handily placed for access to public footpaths and open fields. The village centre and amenities are still within walking distance while for those needing access to the city, Bath and Bristol are within approx 30 minutes drive.

**Tenure:** Freehold

**Council Tax Band:** D





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Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	83 B	
69-80	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](mailto: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.