



- An extended detached property occupying a large and sunny level plot
- The main lounge has doors opening into a "blank canvas" wrap round extension offering an interesting opportunity for design and layout
- Feature kitchen dining room with ample space for a dining table
- Four bedrooms and a fully tiled family bathroom
- Fully enclosed and level west facing garden laid to artificial lawn
- Extensive private driveway leading to a detached double garage



An extended four bedroom detached house occupying a large, level corner plot with double garage and private west facing garden. Located adjacent to Norton Hill secondary school and an easy ten minute walk to Norton Hill primary school, this property is perfectly situated for families. Accommodation comprises entrance hallway, cloakroom, lounge overlooking the garden and opening into a second spacious lounge with patio doors which in turn open onto the rear garden. A feature fitted kitchen dining room with a good range of units and ample space for a dining table. On the first floor are four bedrooms and a fully tiled family bathroom with shower over bath. Mains gas central heating and double glazing. Outside to front is a private driveway, providing parking for several cars and leading to a detached double garage which has power and lighting. The rear garden is extremely private and west facing, laid to artificial lawn with patio area. Access to the Midsomer Norton Greenway is a five-minute walk and the town's busy high street is a ten minute walk.

**Tenure:** Freehold

**Council Tax Band:** D





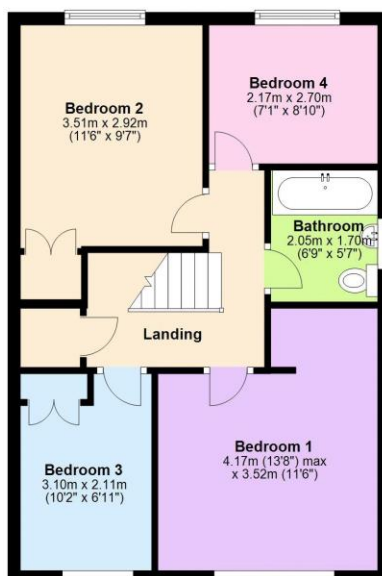
### Ground Floor

Approx. 78.7 sq. metres (847.4 sq. feet)



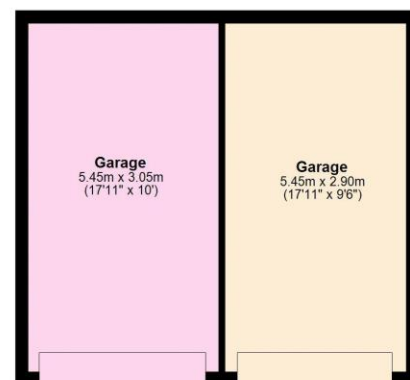
### First Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



### Outbuilding

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 158.3 sq. metres (1703.9 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 in their availability or efficiency can be given. Plan produced using P1

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

**rightmove**  **Zoopla**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 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](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.