



- A substantial detached family home providing approx. 2725 square feet of internal floor space
- Feature fitted kitchen dining room, separate utility room, handy cloakroom
- Light and airy family room with doors opening onto garden. Study also on ground floor
- First floor, large lounge with balcony, three double bedrooms, ensuite and family bathroom
- Second floor, two double bedrooms with dressing rooms and ensuites
- Extensive private drive leading to attached double garage. Large and private south facing rear garden



Exceptional, individual, and unique are just a few words that come to mind when describing this large, detached property, which occupies an expansive level plot situated on the rural outskirts of the town. This detached house provides approximately 2725 square feet of accommodation and is arranged over three floors, carefully designed to ensure that every room benefits from maximum natural light. Balconies from the first and second floors overlook the south facing, sunny rear garden and there are views across the Somer valley.

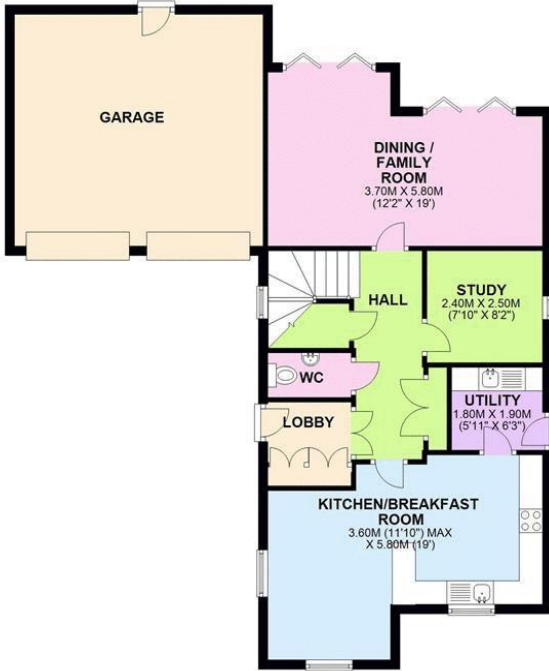
The accommodation comprises on the ground floor; kitchen, dining family room / lounge with doors onto the garden, breakfast room, study, utility room and handy cloakroom. First floor; spacious living room with balcony, three double bedrooms, en-suite and family bathroom. Second floor; two double bedrooms both with en-suites.

Outside to front are electric and remotely operated gates leading into an expansive private drive leading to a double garage. The rear garden is a very decent size, level and south-westerly facing, bordered by mature trees proving much privacy. Positioned at the top of Silver Street this property is an easy walk into the busy high street of Midsomer Norton where a good variety of shops and services are available. Norton Hill Primary School and the highly regarded Norton Hill Secondary school are a five minute walk. Bath city centre is eleven miles and Bristol city centre is 16 miles.

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



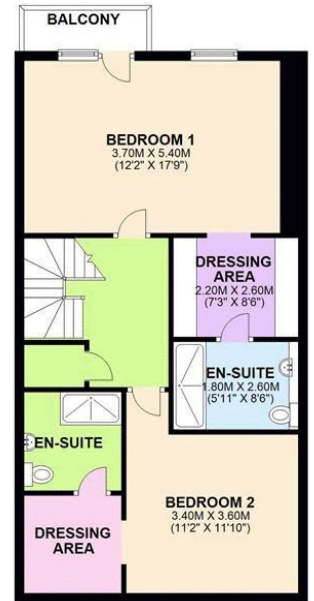
GROUND FLOOR
APPROX. 100.8 SQ. METRES (1085.3 SQ. FEET)



FIRST FLOOR
APPROX. 87.5 SQ. METRES (941.8 SQ. FEET)



SECOND FLOOR
APPROX. 64.5 SQ. METRES (694.7 SQ. FEET)



TOTAL AREA: APPROX. 252.9 SQ. METRES (2721.7 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.

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	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

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.