



- A detached family home with flexible accommodation
- Three ground floor reception rooms
- Attractive kitchen and boot room/utility area
- Three double bedrooms and a loft room
- Sunny, level garden with a sauna
- Garage and easy driveway parking



***'A truly unique property which offers plenty of ground floor living accommodation, generous sized bedrooms and plenty of convenient parking!'***

This attractive detached property offers more than first meets the eye and has as many as three ground floor reception rooms and also enjoys a good size level garden to the rear with a sunny aspect! In greater detail, the accommodation offers an entrance porch leading into a hall with stairs to the first floor. There is a light and bright lounge as well as a secondary snug/2nd reception with log burner and French doors to the garden. There is a separate dining room with feature fireplace and this leads to the nicely fitted kitchen kitchen and a rear porch perfect for muddy boots and coats. On the first floor there are three spacious double bedrooms and a first floor family bathroom and a further staircase which rises to a loft room which could be used in a variety of ways to suit a buyers needs. GCH and double glazing. The property is immaculately presented and offers something a little different having plenty of character and blended with tasteful décor and finishings. Offered for sale with no onward chain.

Outside the property has easy, convenient parking for several cars to the front as well as a single garage. At the rear there is a lovely, safe and enclosed level garden with a sunny aspect, options on to seating areas, lawn, doors into the rear of the garage and access into a sauna with a shower and wc alongside.

The property is conveniently positioned on Millards Hill and is within walking distance of the town centre amenities, the Midsomer Norton/Radstock greenway and public footpaths. for those looking to commute, the nearby cities can be reached within approx 30 minutes drive.





Find us online!



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



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 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.