



- A detached four bedroom home in superb order
- Spacious bay fronted lounge
- Well fitted kitchen/dining room opening onto the garden
- Four nicely proportioned bedrooms and a shower room
- Level and private garden enjoying the afternoon sun
- Lovely location on the fringe of the town and close to the greenway



'This side of town works great for us as a family as the schools are still within walking distance and we have easy access onto the Greenway/cycle path for those leisurely Sunday strolls.'

An attractive four bedroom detached family home that is presented in lovely order having had just one owner from new and is set within a well regarded development on the fringe of the town, perfectly suiting a growing family given its fantastic location! On entering the property there is an entrance hallway with stairs to the first floor, under stairs storage and a ground floor wc. There is a bay fronted lounge that is a good size and the kitchen/dining room stretches the across the rear of the property, has access out to the back garden and houses the modern gas boiler replaced within the past 12 months. On the first floor there are four well proportioned bedrooms plus a shower room. GCH and double glazing.

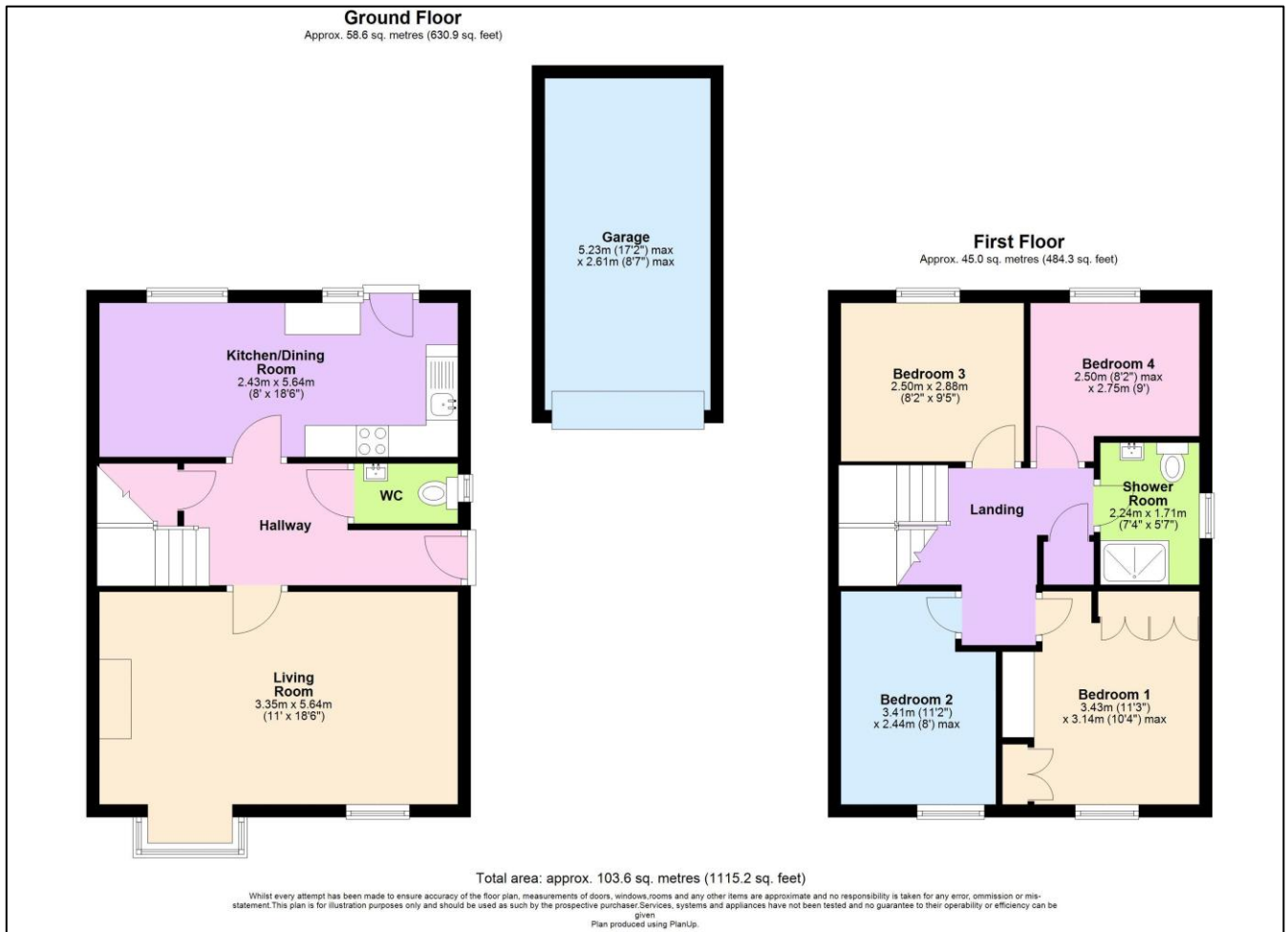
The front garden is laid to lawn and the driveway runs alongside and leads to a single garage. At the rear the garden is fully enclosed with a lawn and mature borders, patio and summerhouse and has a lovely aspect enjoying the afternoon and evening sun.

Beaufort Avenue is a well regarded residential area within the town and is within walking distance of the town centre and its amenities, a selection of local schools and nurseries and has the Norton Radstock Greenway right upon its doorstep which is perfect for those looking for leafy walks or for leisure activities. Bath, Bristol, Wells and Frome are all under 30 minutes drive making the town an ideal commuter base.

Tenure: Freehold

Council Tax Band: D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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