



- A four bedroom detached family home
- Quiet residential cul-de-sac location
- Light and bright lounge with doors onto the garden
- Spacious kitchen/dining room and utility
- Converted garage and plenty of parking
- Offered for sale with no onward chain



***'The perfect family home with well proportioned accommodation, a good size low maintenance garden and all situated within a popular village!'***

This modern four bedroom detached family home enjoys a private and tucked away position and is within easy reach of the village amenities and yet remains easily commutable to Bath. The accommodation boasts a good size lounge with French doors opening directly onto the garden and a log burner. There is a feature spacious kitchen/dining room which connects to a separate utility room and has a door onto the garden. The double garage has been converted with all the necessary regulations into a flexible space and is currently set up as a second reception room/games room or could be utilised as a large office. From this room there is also a further door to the garden and direct access to the remaining garage area which provides secure storage and has a mezzanine area above. On the first floor there are four generous sized bedrooms and the main bedroom has fitted wardrobes and an en-suite shower room. Family bathroom with shower over the bath. There is a pleasant view and outlook from the rear bedrooms. Outside, the property is approached via a private road with six other detached houses this in turn leads to a private brick paved drive for three cars. The rear garden is laid to patio and artificial turf and is an ideal family garden being fully enclosed and has a lovely sunny, Southerly aspect.

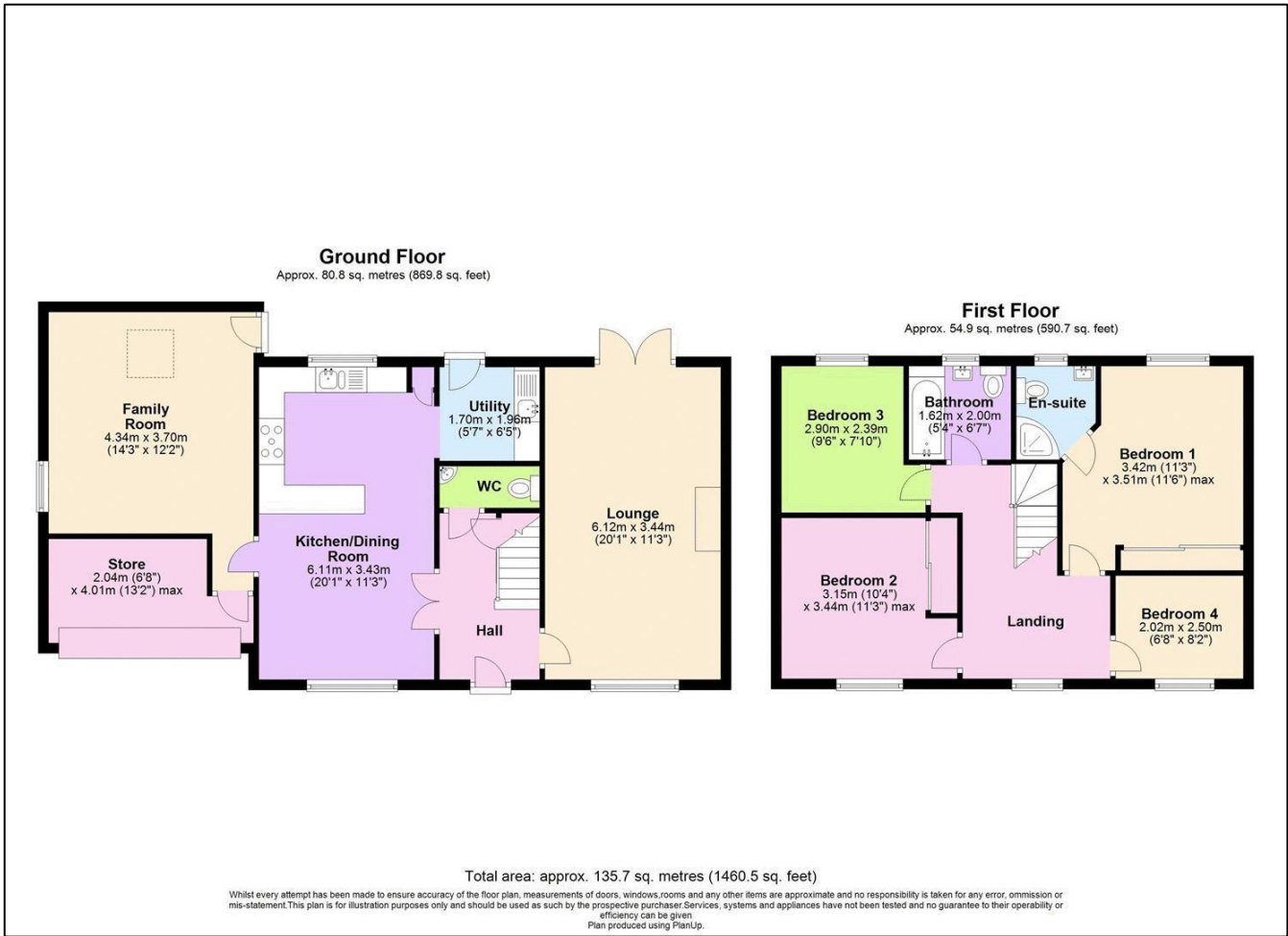
AGENTS NOTE: The property is subject to an annual charge of £160 per annum - currently suspended payable to Sunset Ridge Management Company.

The village of Peasedown St. John is a perfect commuter base! The village itself has a very good range of services including a school, convenience shops, surgeries and pharmacy, coffee shops and recreation areas to name just a selection and all of these are within walking distance.

**Tenure:** Freehold

**Council Tax Band:** E





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 77 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](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.