



- A spacious four bedroom home
- Set on a corner plot with a big garden
- Lounge/dining room and additional seating area
- Good size kitchen and utility room
- Ground floor bedroom and en suite
- Three first floor bedrooms and bathroom



***'This spacious home has been significantly extended to both the side and rear and now offers, flexible family friendly accommodation and still set on a sizeable corner plot!'***

A four bedroom end of terrace family home which has been heavily extended to the side and rear and now provides plenty of well proportioned living accommodation! Upon entering the property there is an entrance hall with stairs to the first floor and a door into a cosy lounge with oak flooring which in turn leads through to a good size dining room with a snug seating area, again with oak flooring. Well fitted kitchen/breakfast room with double doors to the garden and there is a really handy utility and ground floor wc. Also on the ground floor is a spacious double bedroom with further door and en suite shower room which could be perfect for those with a dependant relative or child needing their own space. On the first floor there are three bedrooms and a bathroom as well as a fold down loft ladder leading to an adapted loft space with a velux window currently used as a games/music room. The property is set on a corner plot with lawns to the front and side. Gas central heating and double glazing. At the rear there is a sunny, south facing garden laid to patio and also has areas of artificial turf and decked seating areas. The property has double gates opening into the garden as well as two garages with electric doors and brick paved parking in front also. Valley View Road is well placed for access to all village amenities including the school, surgeries and general convenience shops. Bath city centre 9.5 miles and Bristol city centre is 13.5 miles making this a great commuter choice. Access to open fields and countryside are also close at hand.

**Tenure:** Freehold  
**Council Tax Band:** C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   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.