

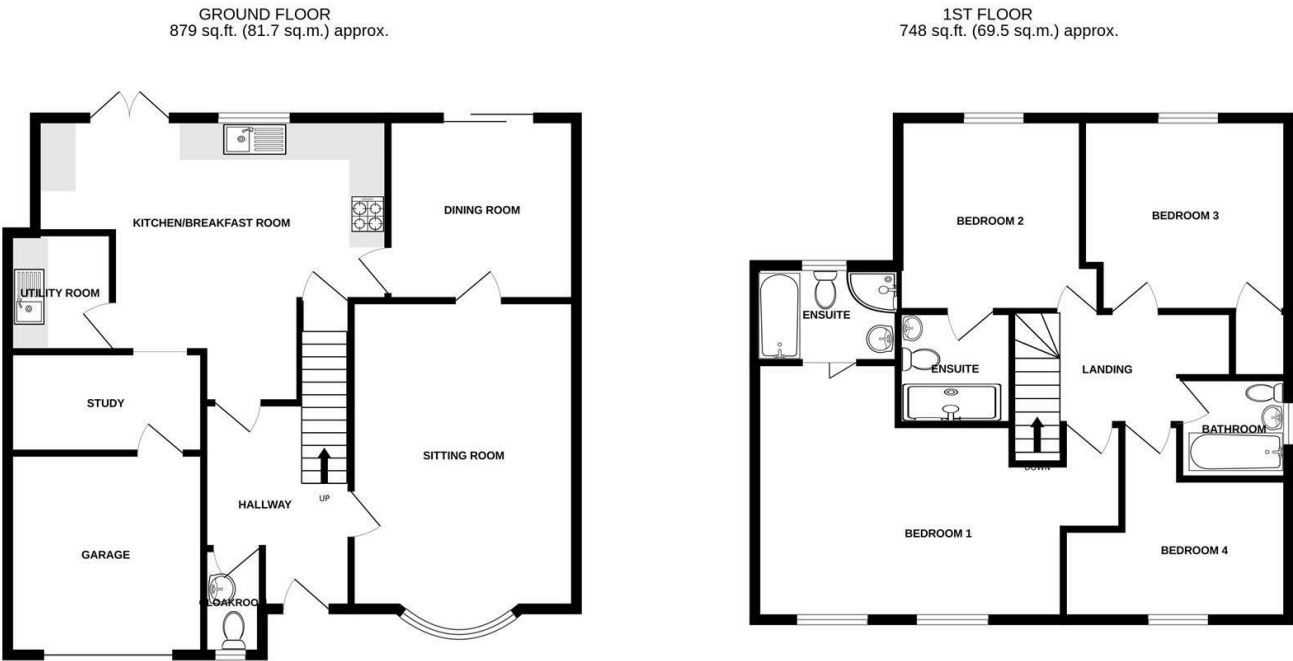
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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9 Harts Paddock, Midsomer Norton, Radstock, BA3 2SN



TOTAL FLOOR AREA : 1627 sq.ft. (151.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£550,000

A well balanced detached property with four double bedrooms two of which benefit from ensuite bath/shower rooms in a convenient yet quiet cul de sac location perfect for families.

- 4 double bedrooms
- 3 bathrooms including 2 ensuites
- 2 reception rooms
- Utility room, WC, Study
- Low maintenance rear garden
- Garage/Store
- Off street parking
- Rural views
- Cul De Sac location
- Close to local amenities

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9 Harts Paddock, Midsomer Norton, Radstock, BA3 2SN

This detached family home offers four good sized bedrooms, two with ensuites making it ideal for families seeking both space and convenience with the added bonus of rural views and a quiet cul de sac location.

On the ground floor, you have a spacious kitchen/breakfast room with an island, a separate dining room and a living room with bay window to the front plus the added benefit of a utility room, study and internal access to the garage.

To the rear is a low maintenance wrap around style garden.

The house is in a favourable position close to Midsomer Norton and Paulton with a good range of amenities and the Cities of Bristol and Bath in reasonable commuting distance.

Ground Floor

Entrance Hall

Obscured double glazed door to large entrance hall with fitted doormat and tiled floor. Radiator. Access to

WC

Tiled floor, small size wash hand basin, low level WC, radiator, obscured double glazed window to front aspect.

Living Room 3.77 x 5.14 (excl bay) (12'4" x 16'10" (excl bay))

Laminate floor, electric coal effect fire (gas connection available but capped), 2 x radiators, large bay window to front.

Dining room 3.17 x 3.06 (10'4" x 10'0")

Laminate flooring, radiator, double glazed french doors to rear garden.

Kitchen/Breakfast Room 5.76 x 4.75 (to max) (18'10" x 15'7" (to max))

Laminate tiled effect floor, range of oak floor and wall units with laminate work tops including glass display cabinets. Oak topped island with breakfast bar and storage beneath. Eye level Neff oven, grill and microwave, five ring gas hob with extractor over, one and a quarter bowl stainless steel sink with mixer tap, integrated dishwasher, space for american fridge freezer, large under stairs storage cupboard, double glazed window and french doors to rear garden.

Utility

Worcester gas boiler, stainless steel sink and draining board with mixer tap, space for washing machine and tumble dryer. Sky light.

Study

Skylight, radiator, internal access to garage/store.

First Floor

Landing

Access to boarded loft with pull down ladder and light, airing cupboard.

Bedroom 1 4.4 x 6.19 (to max) (14'5" x 20'3" (to max))

Large L shaped bedroom with two double glazed windows to front aspect with far reaching views, two radiators, glazed concertina door to

Ensuite

Fully tiled walls, bath, separate shower cubicle, hand wash basin with cupboard beneath and low level WC. Heated towel rail, ceiling spot lights, extractor fan, double glazed obscured window to rear

Bedroom 2 3.1 x 3.5 (to max) (10'2" x 11'5" (to max))

large window to rear aspect with rural views and radiator beneath, door to

Ensuite

Walk in shower with overhead and handheld attached. Inbuilt sink and WC unit. Heated towel rail.

Bedroom 3 3.1 x 3.2 (to max) (10'2" x 10'5" (to max))

Large double glazed window to rear with rural views and radiator beneath. Large storage cupboard.

Bedroom 4 2.37 x 3.77 (into recess) (7'9" x 12'4" (into recess))

Double glazed window to front aspect, radiator beneath.

Family Bathroom

Bath with shower over, low level WC, wash hand basin, obscured double glazed window to side aspect, radiator.

Outside

Enclosed rear wrap around garden with lean to storage area on one side, and access on both. Various sunny patio and decked areas. Outside tap and power points.

The front of the property benefits from off street parking for three cars, and access to garage space.

Agents Notes

Local Authority - Bath and North East Somerset
The property is in an area of historical mining activity
All mains services connected
Ultrafast broadband available (source - Ofcom)
Good mobile coverage via EE, Three, Vodafone & O2 externally, variable internally (source - Ofcom)

