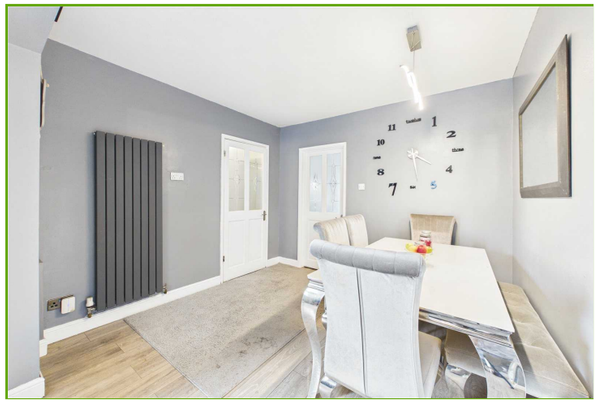
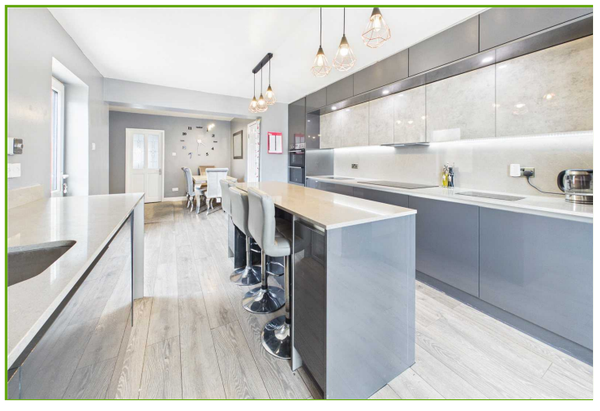
















18 Bryant Avenue, Westfield,
Radstock, Somerset, BA3 3SR

Asking Price: £397,500

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

your-move.co.uk

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Asking Price: £397,500 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
Local Authority: Bath and North East Somerset Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*CHAIN FREE
*SIGNIFICANTLY EXTENDED SEMI DETACHED HOME
*SIX BEDROOMS
*SUPERB FITTED KITCHEN/BREAKFAST ROOM
*PARKING FOR THREE CARS
*LARGE FULLY ENCLOSED REAR GARDEN
*GCH SYSTEM & PVCu DOUBLE GLAZING

Description

If you're looking for space then look no further! This semi detached family home has not only been significantly extended to the rear but also boasts a loft conversion! The living accommodation comprises on the ground floor a spacious sitting room with an open fire, a dining room that leads to a fantastic kitchen/breakfast room with a whole host of built in appliances, a bath/shower room and a conservatory. On the first floor there are five bedrooms and a separate WC and stairs rising to the double bedroom in the attic. Other features include a gas central heating system and upvc double glazing. Outside there is a large fully enclosed low maintenance rear garden and a drive at the front allowing off street parking for three cars. Highly recommended.

Entrance

Upvc front door to:

Sitting Room

Upvc double glazed window to front, double radiator, timber laminate floor, open fire.

Dining Room

Column radiator, timber laminate floor, door to inner hall, archway to kitchen/breakfast room.

Inner Hall

Timber laminate floor, double radiator, return stairs to first floor landing.

Kitchen/Beakfast Room

Upvc double glazed door to side, upvc French doors to rear, fitted with a range of base and wall units, quartz worksurfaces, island with breakfast bar, electric double oven, induction hob, extractor hood, integrated fridge/freezer, dishwasher and washing machine, one and half bowl sink unit.

Conservatory/Garden Room

Upvc double glazing to three aspects, upvc double glazed French doors to rear.

Cloakroom

Wash hand basin with vanity unit below, doors to separate WC and bath/shower room.

Separate WC

Low level w.c. gas boiler supplying central heating and hot water.

Bath/Shower Room

Upvc double glazed window to front, panelled bath with mixer tap shower, shower cubicle with twin head shower, double radiator, extractor fan.

First Floor Landing

Return stairs to attic bedroom.

Bedroom One

Upvc double glazed window to front, timber laminate floor, double radiator.

Bedroom Two

Upvc double glazed window to front, timber laminate floor, double radiator.

Bedroom Four

Upvc double glazed window to rear, single radiator, timber laminate floor.

Bedroom Five

Upvc double glazed window to rear, timber laminate floor, single radiator.

Bedroom Six

Upvc double glazed window to rear, timber laminate floor, single radiator, wardrobe space.

Separate WC

Upvc double glazed window to side, low level w.c. with inset wash hand basin.

Bedroom Three (Attic)

Velux window to front, timber laminate flooring, opening to attic space.

Attic Space

Upvc double glazed window to rear, timber laminate floor, sloping ceilings.

Driveway

Brick paved driveway providing off street parking for three cars.

For full EPC please contact the branch.

Rear Garden

Enclosed by boundary walling, mainly laid to artificial lawn, concrete and paved patio areas, side pedestrian access.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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