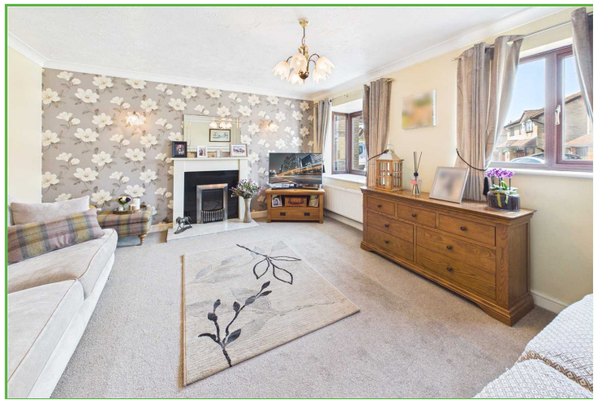




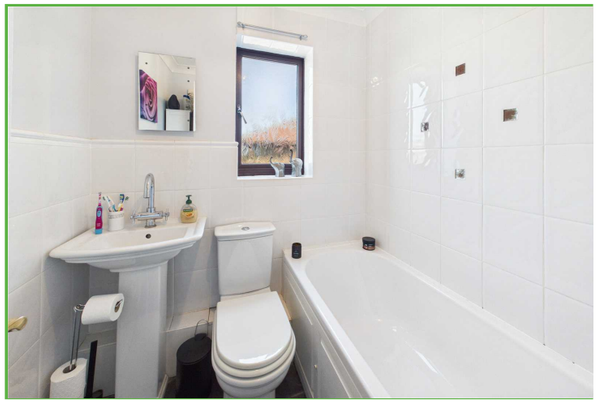












28 Ludwells Orchard, Paulton,
Bristol, Somerset, BS39 7XW

Asking Price: £350,000

Tenure: Freehold

YOUR MOVE
— Bailey & Bryant —

your-move.co.uk

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Asking Price: £350,000 Tenure: Freehold

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

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

*SUPERB DETACHED FAMILY HOME
*FANTASTIC REAR GARDEN
*THREE BEDROOMS
*BATHROOM & EN-SUITE
*GARAGE & TWO DRIVEWAYS
*WELL REGARDED ROAD
*VIEWING HIGHLY RECOMMENDED

Description
We are delighted to offer this lovely detached family home situated on this highly regarded development in the popular village of Paulton, ideally placed for easy access to commuter routes to both Bath and Bristol. The living accommodation is exceptionally well presented and comprises on the ground floor an entrance hall, cloakroom, spacious sitting room and a dining room with an archway leading to the kitchen. On the first floor there are three well proportioned bedrooms, with the main bedroom having a range of fitted wardrobes. There is also a superb en-suite shower room to the main bedroom and a further family bathroom. Other features include a gas central heating system and PVCu double glazing. Outside there an open plan front garden and a delightful fully enclosed and surprisingly private rear garden. In addition to the above there is also a single garage attached at the side and the added bonus of two side by side drives, allowing further off street parking for three to four cars. This really is a lovely property in a lovely spot that has been the happy home of the current owners for thirty three years and therefore an early internal viewing cannot be recommended highly enough.

Directions
From Midsomer Norton proceed to Paulton via Phillis Hill. Continue past the petrol station and turn left after the traffic lights into Park Road. Take the first left into Ludwells Orchard and follow the road around to the left and the property can be found further along on the right.

Entrance Hall
PVCu double glazed front door to the entrance hall with a double radiator and stairs to the first floor landing.

Cloakroom
Low level w.c., wash hand basin, tiled splashback, extractor fan, towel rail radiator, coved ceiling, loft access.

Sitting Room
PVCu double glazed window and further bay window to front, double radiator, coved ceiling, television point, gas fire.

Dining Room
PVCu double glazed French doors to rear, coved ceiling, double radiator, archway to:

Kitchen
PVCu double glazed window and door to rear, matching base and wall units, rolled edge work surfaces, one and half bowl sink unit, electric cooker point, plumbing for washing machine, space for tumble dryer, single radiator, understairs cupboard.

First Floor Landing
Airing cupboard, access to a part boarded loft via a drop down ladder, coved ceiling.

Bedroom One
PVCu double glazed window to rear, single radiator, coved ceiling, built in wardrobes with mirror sliding doors.

En Suite Shower Room
PVCu double glazed window to side, low level w.c., wash hand basin, shower cubicle with electric shower, tiled floor, towel rail radiator, coved ceiling.

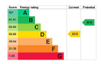
Bedroom Two
PVCu double glazed window to front, single radiator, coved ceiling.

Bedroom Three
PVCu double glazed window to front, single radiator, coved ceiling.

Bathroom
PVCu double glazed window to side, panelled bath with electric shower over, pedestal wash hand basin, low level w.c., tiled splashbacks, tiled floor, double radiator, coved ceiling.

Front Garden
Open plan, mainly laid to lawn.

Rear Garden
East facing, enclosed by boundary wall and fencing, mainly laid to lawn, flower and shrub borders, paved patio area, outside light, outside tap, side pedestrian access.



For full EPC please contact the branch.

Two Driveways
Side by side and allowing off street parking for three/four cars, leading to:

Single Garage
Electric roller door, power and lighting, attic storage space, double glazed window to rear, gas boiler supplying central heating and hot water, service door to rear garden.



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All Measurements

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