



Hill View
Frome Road
Norton St Philip
Bath
BA2 7PF

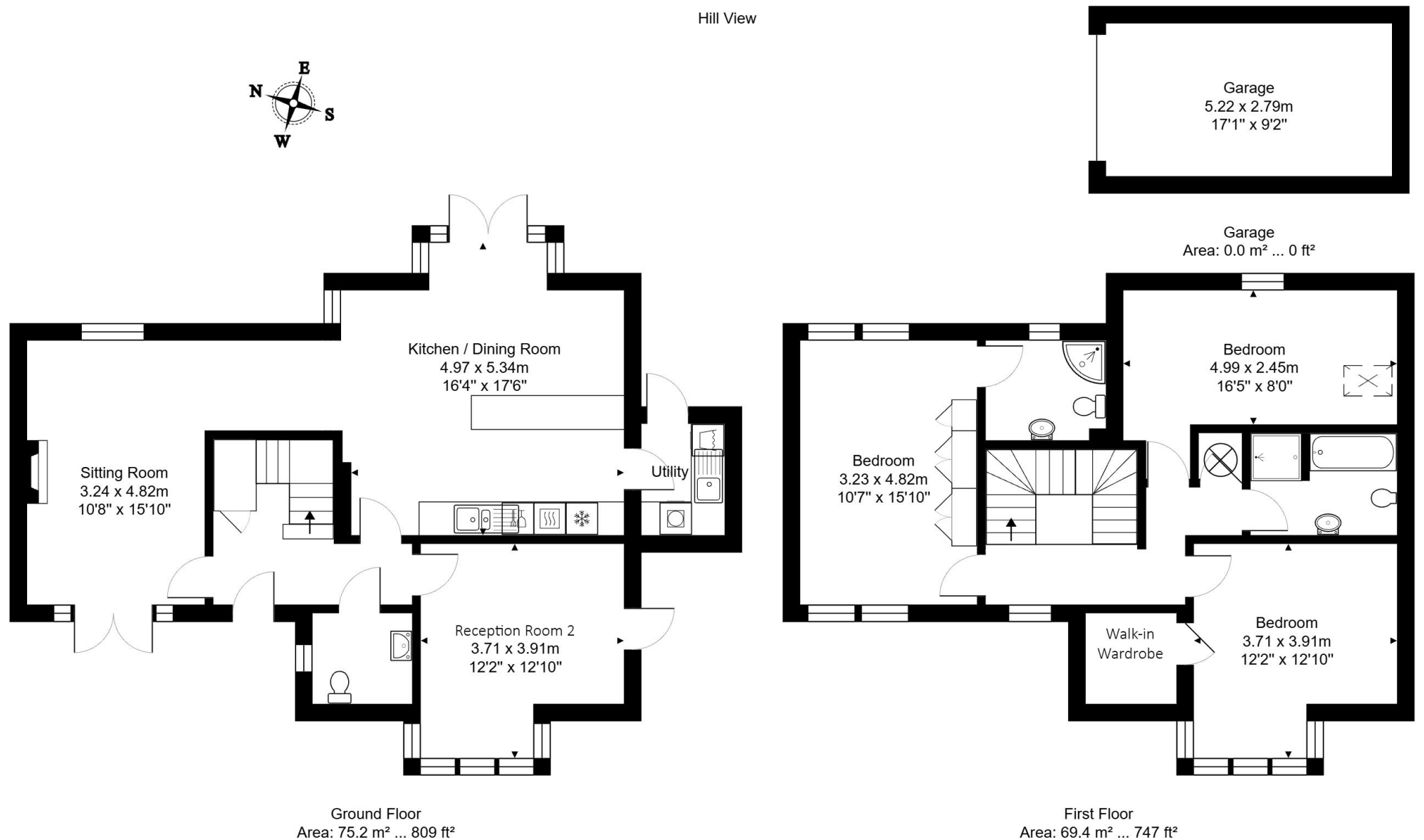
A beautifully presented 3 bedroom, individually styled, modern detached house set on the outskirts of the attractive village of Norton St Philip with spacious accommodation, private garden, driveway parking and garage.

Tenure: Freehold

£750,000

Property Features

- Attractive detached property
- 3 double bedrooms
- En suite facilities
- Private, enclosed gardens
- Driveway parking for 2 vehicles
- Single garage
- Countryside views
- Sought after village location



Total Area: 144.6 m² ... 1556 ft² (excluding garage)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.

Accommodation

Ground Floor

Covered Porch

With solid wood front door giving access to:-

Entrance Hall

With stairs rising to first floor, storage cupboard.

Cloakroom

With wash hand basin with vanity drawer below, WC, chrome ladder style radiator, tiled flooring, extractor fan.

Reception Room 2

With bay window to front, glazed door leading to side.

Sitting Room

Being dual aspect with full length windows and French doors to front garden and window to rear, fireplace with inset electric log effect fire.

Kitchen/Breakfast Room

With a range of fully fitted kitchen units with integrated eye-level double oven, fridge/freezer, dishwasher and larder cupboard, granite work surface areas incorporating twin bowl sink and scored drainer, island unit having Bosch ceramic hob having extractor with light over, granite upstand, attractive window and French doors leading to the rear garden.

Utility Room

With Baxi gas fire boiler providing domestic hot water and central heating, single bowl sink, space and plumbing for washing machine, space for tumble dryer, range of wall mounted storage units, glazed door to rear garden.

First Floor

Landing

With window overlooking the front garden having attractive views, oak galleried balustrade, cupboard housing pressurised hot water tank.

Bedroom 1

Being dual aspect with attractive outlook to both to front and rear, range of built-in wardrobes and drawers.

Ensuite Shower Room

With a fully tiled corner shower unit, WC, wash hand basin with vanity drawer below, chrome ladder style radiator, extractor fan.

Bedroom 2

With attractive bay window enjoying super views, access into loft space.

Walk-in Dressing Room

With shelving and hanging space.

Bedroom 3

A light and airy room with Velux windows and rear aspect window enjoying views over the countryside, range of built-in wardrobes.

Family Bathroom

With large fully tiled shower with glazed screen, bath, wash hand basin with vanity cupboard below, WC, chrome ladder style radiator, large wall mirror, extractor fan.

Externally

Garden, Parking and Garage

To the front, the property is approached by steps through a pretty archway and gate leading to the front garden with lawns, shrubs, paving and high hedgerows providing a private and well enclosed space.

A side gate leads to a further attractive and private garden area which is once again enclosed by hedgerow, fencing and stone wall. This is a real sunspot with level lawns and flower borders and mature shrubs.

A further gate leads to the rear garden providing a third section which again is private with stonewalls, lawns and paved terrace and mature planting.

A rear gate gives access to a private parking area for 2 vehicles and a single garage “up and over door” power and lighting and roof storage space.



Situation

Hill View is situated in the Somerset village of Norton St Philip. The village benefits from a primary school, St Philip and St James Church of England church, 2 pubs, The Fleur de Lys and The George, claimed to be one of the oldest taverns in the country and a Co-op convenience store. The village also enjoys a cricket pitch with popular team, which adds to the excellent community feel.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (approx. 6 miles) and Frome (approx. 7 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 7 miles) provides a complete range of retail outlets together with many other amenities to include The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junction 18 is approximately 17 miles and junction 17 is approximately 20miles. Access to the M3 via the A303 is also easily reached.

Description

This individual style detached house was one of three built by Shepperton homes approximately 11 years ago.

The accommodation is spacious, light and airy with well proportioned rooms throughout. The ground floor provides a well appointed kitchen/breakfast room, 2 reception rooms, a useful utility room and a cloakroom.

Upstairs, there is a family bathroom, 3 double bedrooms and bedroom 1 benefits from en suite facilities.

The gardens are particularly private and a driveway providing off street parking for 2 vehicles, leads to a single detached garage.

This is a delightful house and viewing is strongly recommended by the sole agents Cobb farr.

General Information

Services: All main services are connected
Heating: Full gas fired central Heating
Glazing: Fully double glazed with hardwood windows
Inclusions: Fitted carpets and wardrobes.
Local Authority:Somerset Council
Council Tax Band: Band F

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