

Sold

3 BEDROOM DETACHED BUNGALOW | WITHIES PARK, MIDSOMER NORTON, BA3 | £300,000

## DESCRIPTION

This well presented three double bedroom detached bungalow is located in the ever-popular Withies Park. Updated and well maintained by the current owners and nicely positioned within and very good-sized corner plot.

Through the front door there is an entrance hall providing access to most of the rooms including a very light and spacious sitting room and dining area, a cupboard housing the updated combination boiler, three double bedrooms (one of which has been extended with a brick-built conservatory, this provides a lovely dressing area with fitted wardrobes and enjoys an outlook with access to the rear) and a contemporary fitted shower room. There is a modern fitted kitchen and another conservatory that can be accessed from the dining area, both with an outlook and access to the fully enclosed rear garden.

There is a large front garden providing plenty of space between the path and the front door which is very easy to maintain with raised flowerbeds, paved paths and Italian gravel. The rear garden has been very well thought out, providing many different sitting areas that catch the sun with both decked and artificial lawned areas with low maintenance in mind, a well-placed summer house, workshop and a side door to the larger than average garage. To the side there is a pretty paved patio and off-road parking for a couple of cars / caravan if required and access to the garage with remote electric roll up door. All in all, a great property with plenty of potential if required.

Withies Park is just a short distance away from the historic town centre offering many amenities. Midsomer Norton is one of the best-preserved coal mining towns in England with its most striking volcano-like figure of the mine's spoil heap on the western edge of town and thought to be the home to the iconic nursery rhymes - Jack and Jill, Little Jack Horner and Ring o' Roses and inspiration for the name of long-running television



series Midsomer Murders thanks to its quintessentially British moniker.

The town is located near the Mendip Hills in Bath and North East Somerset, just 10 miles south-west of Bath, 10 miles north-east of Wells and 10 miles north-west of Frome. The fantastic Midsomer Norton Farmers Market is also hosted on the first Saturday of the month on the high street - perfect for getting your hands on local meat, fish, fruits, vegetables and cheeses. A truly beautiful place to live.

Tenure: Freehold

Council Tax Band: C

Services: Mains gas, water, electricity and drainage

Local Authority: Bath and North East Somerset

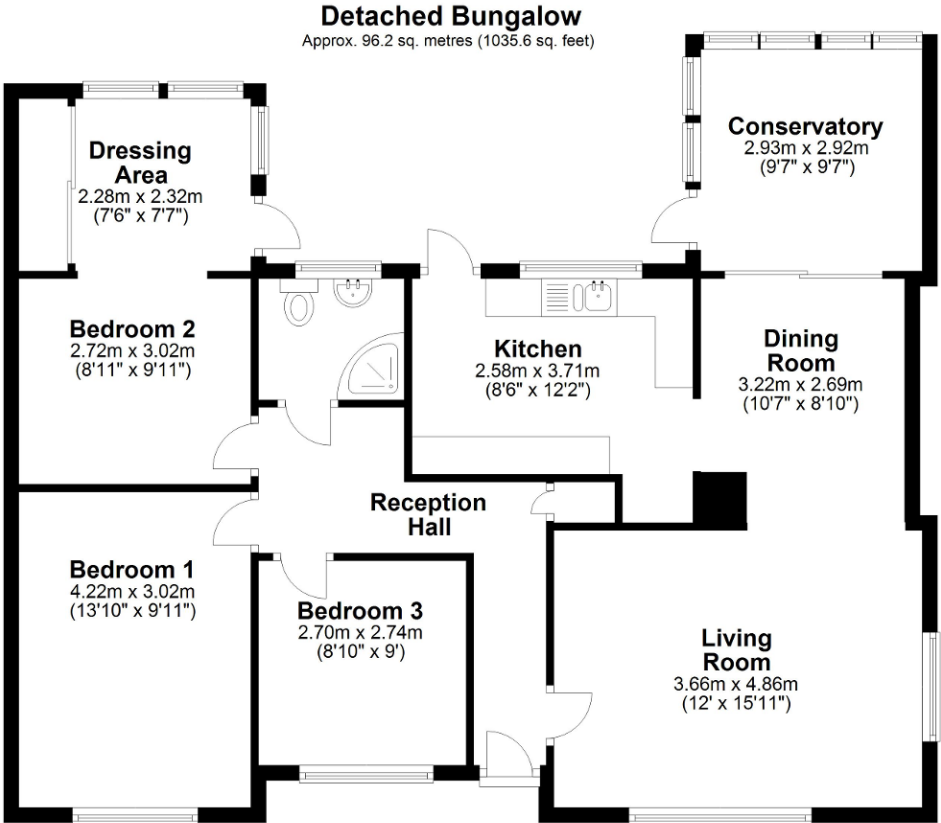
EPC Rating: D

## KEY FEATURES

- Detached bungalow
- Three double bedrooms
- Spacious sitting room / dining area
- Conservatory
- Larger than average garage
- Desirable location
- Modern fitted kitchen
- Contemporary Shower room
- Short distance to amenities
- Off road parking for cars and caravan







Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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