



## 21 Lillington Road, Radstock, BA3 3NP £295,000

Barons are delighted to bring to the market this beautifully presented three-bedroom semi-detached family home. Conveniently situated in a desirable location, the property has easy access to local shops, schools, and everyday amenities.

The accommodation is well laid out and arranged over two floors. You are welcomed into the entrance hall, through to the end is access to the open plan kitchen/sitting/dining room. This room is generously sized for both entertaining friends and daily family living. The kitchen is well fitted, with a range of undercounter units, oven, worktop space, and breakfast bar. The utility room can be found adjacent to the kitchen with space for white goods.

Up to the first floor you will find three bedrooms, two of which are generous doubles and the third a single bedroom which would be perfect for a home office or nursery. The family bathroom comprises walk in shower suite, bath, basin with vanity cupboard unit beneath and WC. The bathroom benefits from underfloor heating, great for winter evenings.

Externally, the property boasts a fully enclosed rear garden, providing a private and secure space ideal for outdoor entertaining, family activities, or simply relaxing and enjoying the sunshine. The property also benefits from a garage to the side of the property with driveway for one car in front.

Surrounded by beautiful Somerset countryside, the area offers a balance of peaceful residential living and excellent transport links to nearby towns including Bath and Bristol. Ideal for families, professionals, and commuters alike, Radstock combines community charm with practical convenience.

**Entrance Hall**

10'81 x 5'70 (3.05m x 1.52m)

**Kitchen**

10'04 x 8'40 (3.15m x 2.44m)

**Utility Room**

5'98 x 5'13 (1.52m x 1.52m)

**Lounge/Diner**

22'40 x 10'04 (6.71m x 3.15m)

**Bedroom One**

11'94 x 11'61 (3.35m x 3.35m)

**Bedroom Two**

10'12 x 8'99 (3.05m x 2.44m)

**Bedroom Three**

8'04 x 7 (2.54m x 2.13m)

**Bathroom**

9'47 x 5'44 (2.74m x 1.52m)

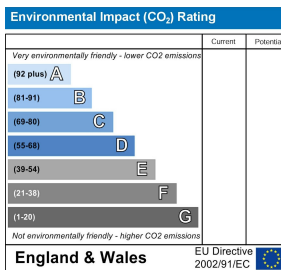
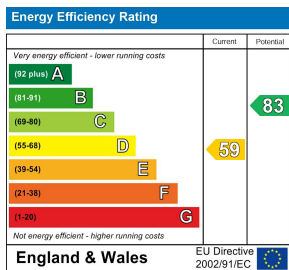
**Please Note**

Tenure - Freehold

Services - All services are believed to be connected.

Local Authority - BANES

Council Tax - C



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