



Ivy Walk, Midsomer Norton, Radstock, BA3 2EE

£349,950

- **THREE BED DETACHED**
- **Enclosed Private Rear Garden**
- **Well Presented Throughout**
- **Energy Rating - C**
- **Garage & Parking**
- **Close To All Local Amenities**
- **Tenure - Freehold**
- **Council Tax Band - D**

BARONS are pleased to welcome to the market this THREE-BED DETACHED home in the sought-after area of Midsomer Norton. Within very close walking distance to all local amenities, including shops, pubs, restaurants, supermarkets, secondary and primary schools, and a local swimming pool with gym, etc. The property comprises a living room, kitchen/dining room, and cloakroom. On the first floor, you are greeted with two double bedrooms one of which offers an en-suite shower, a single bedroom, and a family bathroom. The property further benefits from gas central heating, uPVC double glazing, a garage, parking, and an enclosed rear garden. This property offers a fantastic opportunity for those seeking a detached home in a well-connected and family-friendly area.

Call Barons on 01761 411411 to arrange a viewing.  
3D INTERACTIVE TOUR AVAILABLE

**Kitchen / Dining Room 19'4" x 9'10" (5.90 x 3.00)**

**Living Room 18'6" x 12'4" (5.65 x 3.78)**

**WC**

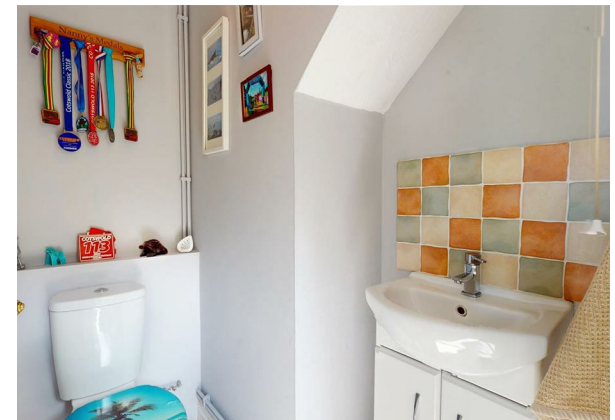
**Bedroom One 12'3" x 11'10" (3.74 x 3.61)**

**En-Suite**

**Bedroom Two 11'0" x 8'5" (3.37 x 2.57)**

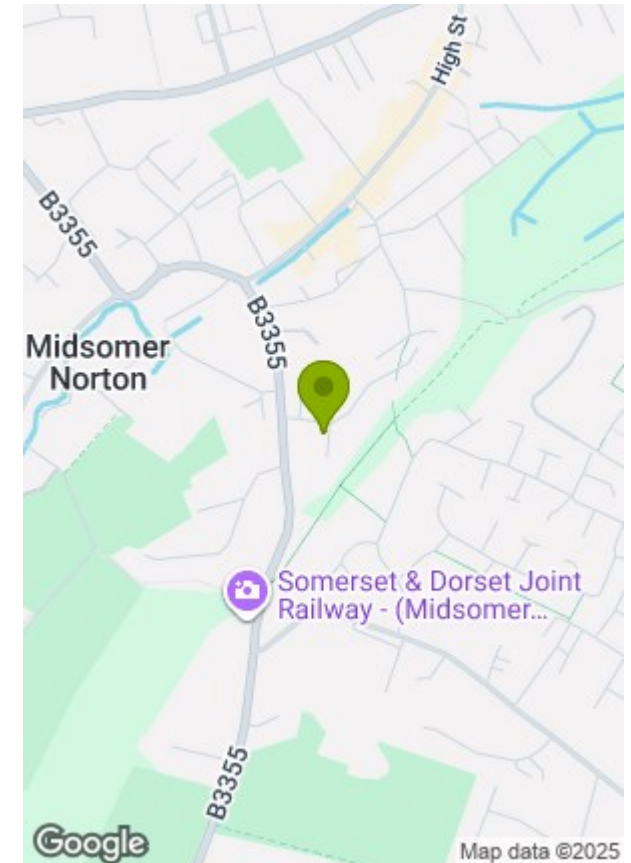
**Bedroom Three 7'6" x 7'1" (2.31 x 2.18)**

**Bathroom 6'9" x 5'7" (2.06 x 1.71)**





# AWAITING FLOORPLAN



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			69				82
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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