



Ivy Walk, 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 delighted to present this THREE-BEDROOM DETACHED home, built in the late 1990s, in the highly sought-after area of Midsomer Norton.

Constructed with modern living in mind, this property benefits from a practical layout and contemporary finishes. It's also within easy walking distance of local amenities, including shops, pubs, restaurants, supermarkets, schools, and a swimming pool with gym—perfect for family life.

The ground floor features a bright living room, a spacious kitchen/dining room, and a convenient cloakroom. Upstairs, you'll find two double bedrooms, one with an en-suite shower, a single bedroom, and a family bathroom.

Additional benefits include gas central heating, uPVC double glazing, a garage, off-road parking, and an enclosed rear garden, making this an ideal home for families or those seeking a well-connected, detached property.

A fantastic opportunity not to be missed.

Call Barons on 01761 411411 to arrange a viewing.

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)

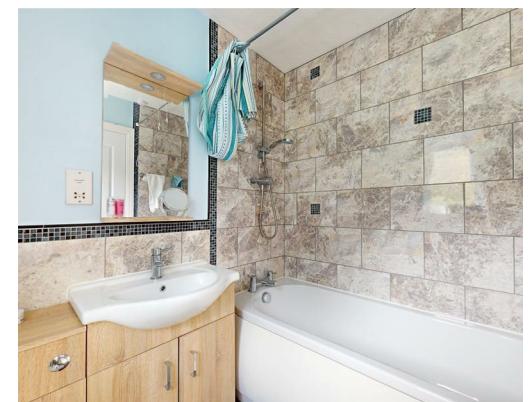
En-Suite

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)

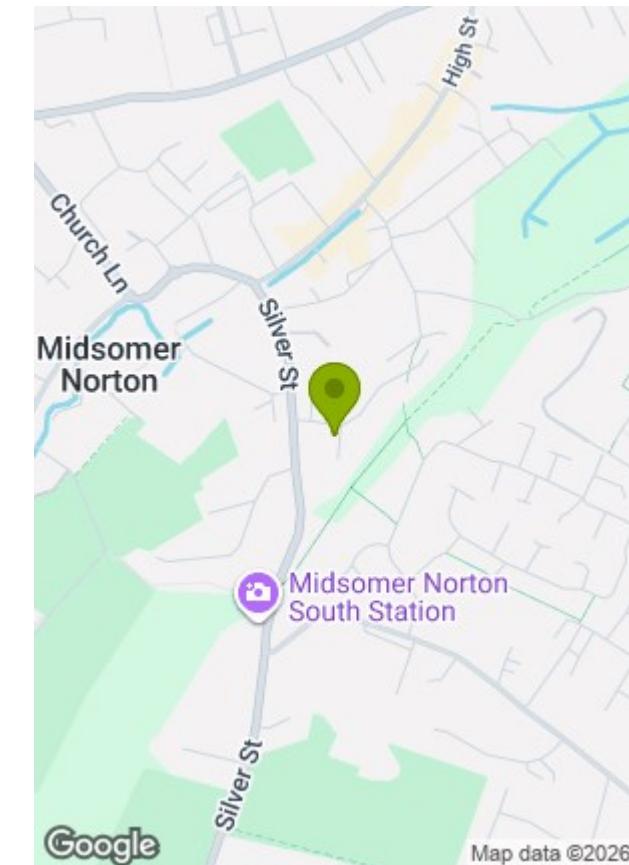






Total area: approx. 98.9 sq. metres (1064.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.