



Blackdown Way, Midsomer Norton, Radstock , BA3 4GA

£475,000

- **Beautiful Family Home**
- **Sought After Development**
- **Garage & Parking**
- **Four Double Bedrooms**
- **Good Size Enclosed Garden**
- **Extended Sunroom**
- **Three Bathrooms & WC**
- **Energy Rating - B**
- **Council Tax Band - E**
- **Tenure - Freehold**

Situated in the highly sought-after Blackdown Way area of Midsomer Norton, this impressive detached home delivers an exceptional standard of living. With four generously sized double bedrooms, it is ideally suited to families or anyone seeking spacious, comfortable accommodation.

The property offers a warm and inviting reception room, perfect for entertaining or enjoying relaxed evenings at home. Three well-appointed bathrooms provide modern convenience for busy households, ensuring smooth and stress-free morning routines.

The ground floor features a well-equipped kitchen, dining area, an extended sunroom, a comfortable lounge, and a practical cloakroom. On the first floor, the main bedroom benefits from an en-suite and built-in wardrobes, accompanied by a second double bedroom and a stylish family bathroom. The third and final floor hosts two further double bedrooms along with a contemporary Juliet shower room.

Positioned within a peaceful and desirable development, the home remains just a short distance from local amenities, schools, parks, pubs, restaurants, and convenient bus routes offering easy access to Bath and Bristol.

Additional benefits include gas central heating, UPVC double glazing, driveway parking, and a garage which is dual purpose used as a games room/bar in summer, garage in the winter.

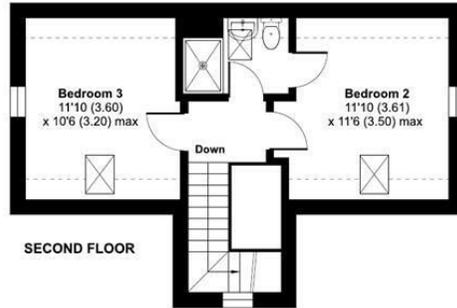
*There is an annual Management Fee on this property for the upkeep of Communal areas - Please ask Agent



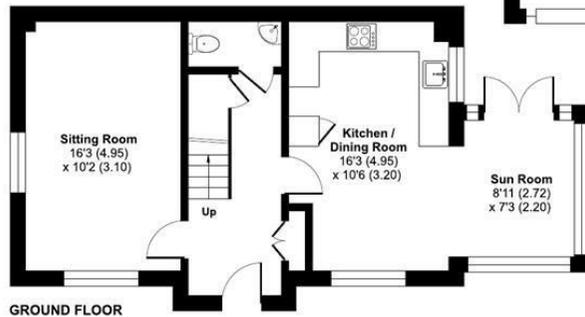
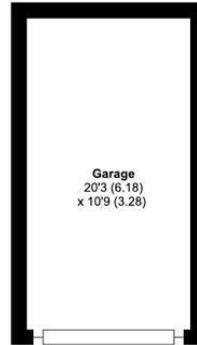
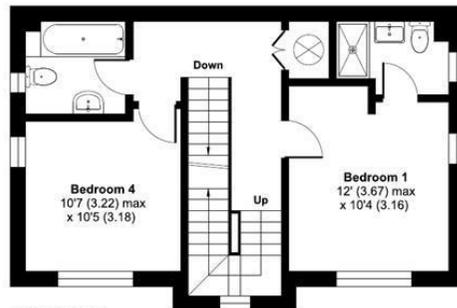


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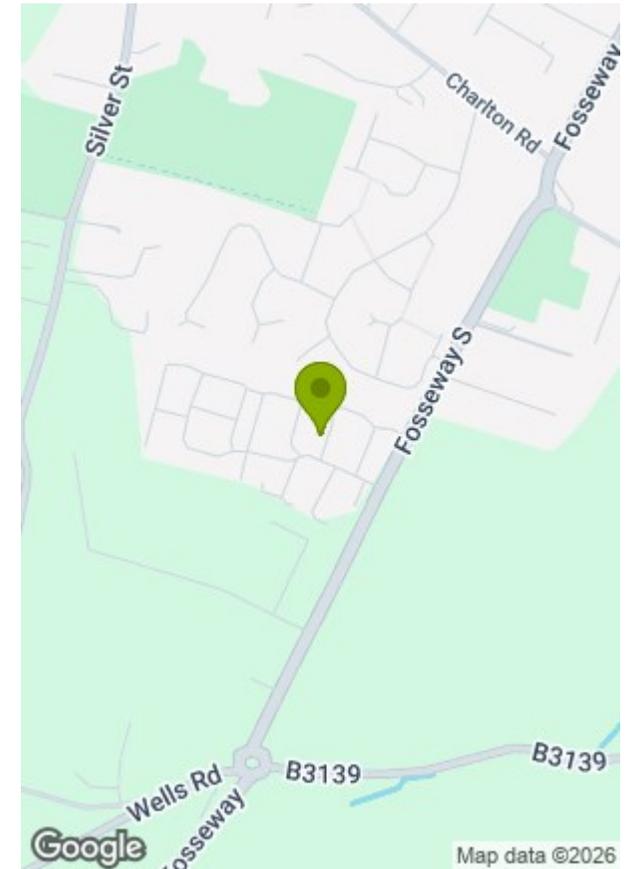
Approximate Area = 1299 sq ft / 120.6 sq m
 Limited Use Area(s) = 61 sq ft / 5.6 sq m
 Garage = 218 sq ft / 20.2 sq m
 Total = 1578 sq ft / 146.4 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barons Property Centre, REF: 1384250



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 94 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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