

Parkway, Midsomer Norton

£650,000



- Energy Rating - D
- Double Glazing & Gas Central Heating
- Four Reception Rooms
- Large Sunny Rear Garden
- Detached 1930's Family Home
- Must See Property
- Council Tax Band - E
- Quiet Cul De Sac Location
- Garage & Parking
- Tenure - Freehold

\*\*\*\*\* 3D INTERACTIVE TOUR AVAILABLE\*\*\*\*\*

Barons are delighted to offer for sale this well presented 1930's four bedroom detached family home situated in Park Way. The property is in good decorative condition throughout and benefits from a light and airy feel throughout. The accommodation on the ground floor comprises of entrance hallway, sitting room, dining room, garden room/study, kitchen breakfast room. To the first floor four double bedrooms can be found with the master bedroom benefiting from a en suite shower room and the family bathroom. The property also boasts gas central heating and UPVC double glazing. Outside there is a well established large sunny south facing garden with mature trees, at the top of the garden there is orchard area with plenty of fruit trees and far reaching views. Barons highly recommend internal viewings. Please call today to arrange yours on 01761 411411.

Entrance Hallway 13'1 x 6'4 (3.99m x 1.93m)  
Original paneled leaded stained glass front door with stained glass panels above and to the sides. Radiator, telephone point, attractive balustrade staircase, doors to sitting room and kitchen breakfast room.

Sitting Room/Dining Room 25'1 x 12'4 (7.65m x 3.76m)

Garden Room/Study 10'3 x 9'4 (3.12m x 2.84m)

Kitchen/Diner L-Shaped 18'9 x 13'1 (5.72m x 3.99m)

First Floor Landing

Bedroom One 11'6 x 11'1 (3.51m x 3.38m)

Ensuite Shower Room

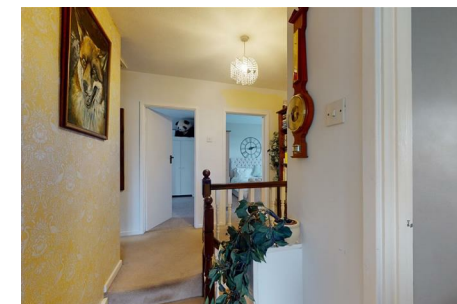
Bedroom Two 12'10 x 10'9 (3.91m x 3.28m)

Bedroom Three 10'6 x 10'1 (3.20m x 3.07m)

Bedroom Four 9'6 x 9'4 (2.90m x 2.84m)

Family Bathroom 8'1 x 6'1 (2.46m x 1.85m)

Garage 15'1 x 9'2 (4.60m x 2.79m)

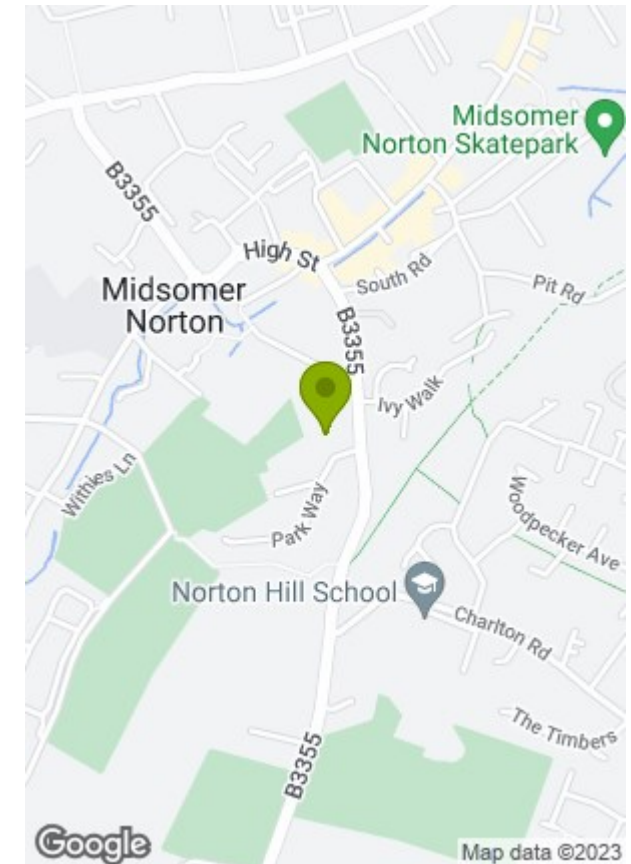








Approx Gross Internal Floor Area: 135 sq. m / 1453.1 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.