

Claremont Gardens

Hallatrow, Bristol, BS39 6EY

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£579,950 Freehold

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DESCRIPTION

Located within the sought after village of Hallatrow is this superb and well presented five bedroom, three storey modern family home constructed in 2020 which benefits from ample driveway parking, an attached single garage and an enclosed rear garden. Offering light and airy accommodation, this detached modern home offers flexible accommodation and is positioned at the end of a small driveway which is shared with the neighbouring property. The property offer underfloor heating to the ground floor, a pressurised water cylinder and all three bathrooms have been refitted in the past three years. In brief the accommodation comprises an entrance hall with staircase rising to the first floor landing with storage beneath and a cloakroom, a dual aspect sitting room having French doors leading out on to the paved terrace, kitchen/dining room which has a range of fitted wall and base units with integrated appliances and composite worktops over and a door through into the useful utility room which has access to the garden. To the first floor there is the main bedroom with en-suite bathroom which has a walk in shower cubicle, two further double bedrooms, one having built in wardrobes, one currently being used a study. In addition to the first floor there is a family bathroom and staircase rising to the second floor. On the second floor there are two double bedrooms, both having bespoke built in wardrobes, sharing a shower room. Internal viewing comes highly

recommended.

OUTSIDE

The property is approached over a shared driveway which leads to the ample parking area and attached single garage with electric up and over door. There are mature borders to the right hand side of the driveway housing a selection of plants and shrubs. Side access via a gate leads to a garden shed and bin store with pathway leading to the enclosed private garden which is predominantly laid to lawn with mature flowerbeds housing a wide selection of plants, shrubs and bushes. There is a large paved terrace across the width of the property which is ideal for al-fresco dining along with an additional gravelled area in the corner of the garden which enjoys all day sun. The garden is encompassed by fencing and there is a door into the rear of the garage.

LOCATION

Hallatrow is located approximately three miles north-west of the town of Midsomer Norton, nine miles south-west of the major city of Bath and six miles south-east of the Bristol border. Hallatrow falls within the unitary authority of Bath and Northeast Somerset. It has a public house and access to Greyfield Woods in High Littleton.

COUNCIL TAX BAND

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Claremont Gardens, Hallatrow, Bristol, BS39

Approximate Area = 1615 sq ft / 150 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1860 sq ft / 172.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1313450

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