

# The Grove

Hallatrow , Bristol, BS39 6ES

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Vendor(s) Signature:

Dated:



## £385,000 Freehold

A superb four bedroom semi detached family home located in a quiet tucked away position within the sought after village of Hallatrow. The property offers light and airy accommodation across two floors with an attached single garage, driveway parking for 2 cars and a south facing garden to the rear. Internal viewing comes highly recommended.

# The Grove

## Hallatrow , Bristol

### BS39 6ES

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## £385,000 Freehold

### DESCRIPTION

Located in a quiet, tucked away position, this four bedroom semi detached family home offers spacious, light and airy accommodation arranged over two floors. The property is well presented throughout and benefits from double glazing, gas fired central heating, a single garage with driveway parking for two cars to the front and an enclosed south facing garden to the rear. In brief the accommodation comprises entrance hall with a cloakroom leading off and a turning staircase rising to the first floor with cupboard beneath, sitting room with feature wood burning stove and french doors leading into the dining room. The dining room enjoys a southerly aspect and has doors leading out on the garden. From the dining room a door leads into the kitchen which has a range of fitted wall and base units with integrated oven, hob, dishwasher and fridge freezer. To the first floor there is a landing giving access to the attic, main bedroom with built in wardrobes and a re-fitted en-suite shower room, three further bedrooms of which two have built in wardrobes and a family bathroom. Internal viewing comes highly recommended.

### OUTSIDE

To the front of the property there is an area of garden which is low maintenance with gravelled areas and mature flowerbeds and borders, encompassed by walling. There is a driveway parking area for two cars which leads into the garage. The gardens to the rear enjoy a southerly aspect and are predominantly laid to lawn with paved seating areas and mature flowerbeds and borders housing a wide selection of plants, shrubs and bushes. There is side access leading back to the front of the property and a door from the garden leading into 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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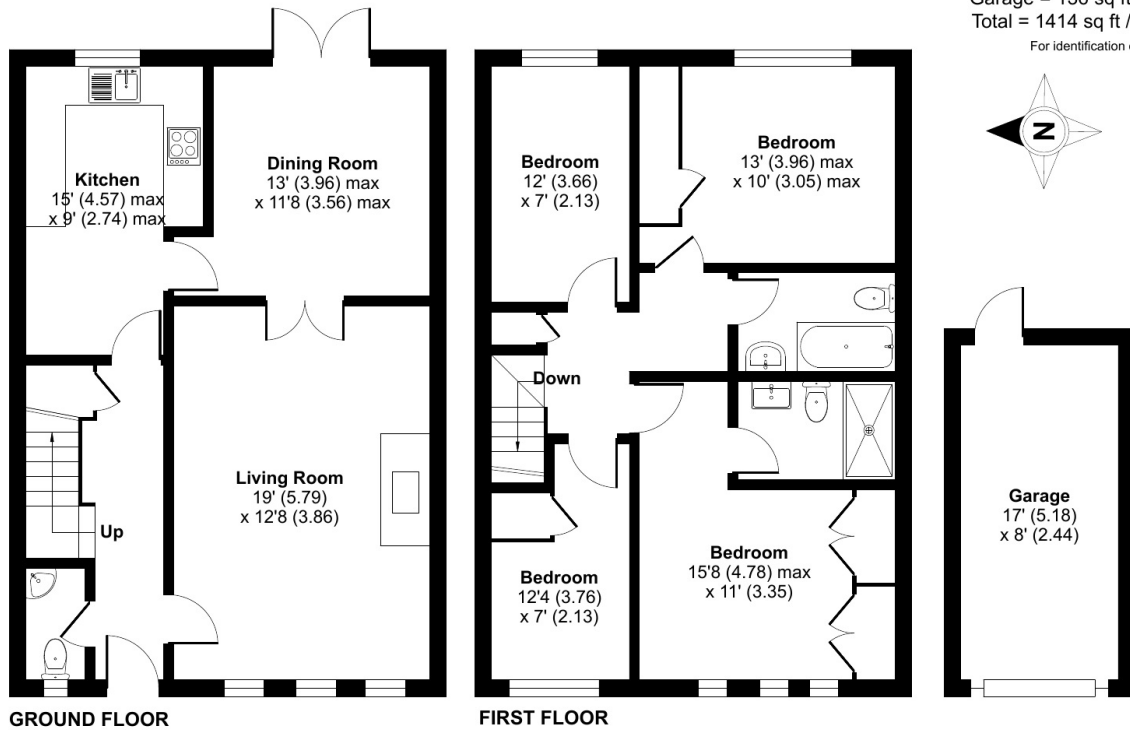
## The Grove, Hallatrow, Bristol, BS39

Approximate Area = 1278 sq ft / 118.7 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1414 sq ft / 131.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1107928

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