

# Brookside

Paulton, Bristol, BS39 7YR

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Vendor(s) Signature:

Dated:



## £410,000 Freehold

A beautifully presented and extended four bedroom semi detached family home located in a sought after residential development. The property offers driveway parking and an enclosed westerly facing garden to the rear. Internal viewing comes highly recommended.

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## Paulton, Bristol

### BS39 7YR

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## £410,000 Freehold

### DESCRIPTION

A beautifully presented and extended four bedroom semi detached family home located in a sought after residential development. The property offers driveway parking and an enclosed westerly facing garden to the rear. In brief the accommodation comprises an entrance hall with staircase rising to the first floor and a door to the downstairs WC, sitting room with window to the front, a wall mounted fire and a sliding wooden door leading into the snug/dining room with a feature fireplace housing a wood burning stove and french doors leading out on to the garden. The stunning kitchen/breakfast room is located at the rear of the property and has recently been re-fitted to offer a wide range of wall and base units with quartz worktops over, centre island with breakfast room, walk in pantry and space for appliances. There are two velux rooflights providing this room with light. In addition to the downstairs there is a useful utility/boot room with fitted units and space for appliances and a study. This area was originally the garage but now provides the home with a really useful area. To the first floor there is a landing with access to the attic, four good size bedrooms, a family bathroom with shower over the bath and a walk in wardrobe/dressing area. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a block paved area providing parking for 2 cars. To the left of the property there is side access leading to the enclosed westerly facing garden to the rear. The gardens to the rear are encompassed by fencing and hedging with a paved seating, lawned garden, garden shed, mature trees, shrubs and bushes.

### LOCATION

Paulton is a large village located to the north of the Mendip Hills and is one of the largest in Bath & Northeast Somerset. Paulton is a former coal-mining village and the name Paulton is thought to have derived from the word 'peall' meaning village on the hillside. There are many groups and clubs active in the village, including sport, socialising, educational subjects and spiritual needs, providing many opportunities to get involved with the community. The village has some fantastic amenities, including a small Hospital and Minor Accident department, a doctor's surgery, various Nurseries, Paulton Infant and Junior Schools, a Swimming Pool, Library, Café, Shops, Supermarket, Vet, Dentists, Restaurant, Takeaways, Pubs, Fire and Ambulance stations.

### COUNCIL TAX BAND

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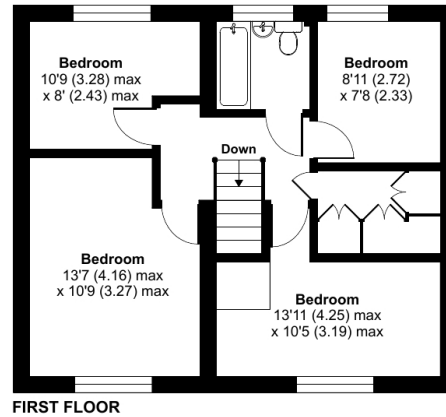
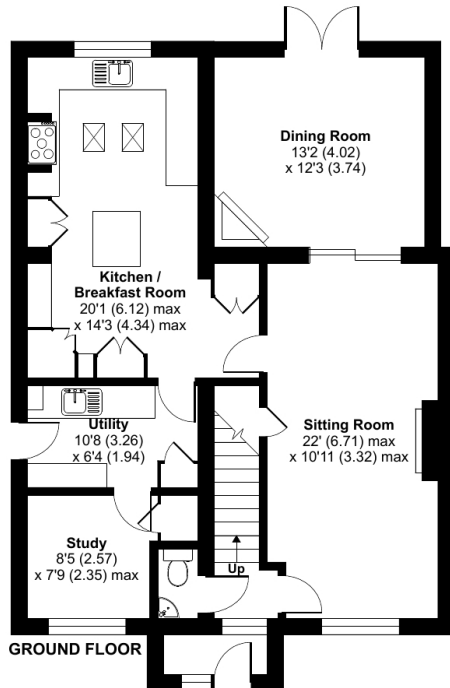




## Brookside, Paulton, Bristol, BS39

Approximate Area = 1478 sq ft / 137.3 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). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1216217

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