

# Ludwells Orchard

Paulton, Bristol, BS39 7XW

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## £375,000 Freehold

A beautifully presented three bedroom detached family home which offers the potential to extend subject to the necessary planning permissions being sought. Located in a quite residential area with amenities and schools close by, the property offers an enclosed garden to the rear, driveway parking for several vehicles and a single garage.

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### DESCRIPTIONS

A beautifully presented three bedroom detached family home which offers the potential to extend subject to the necessary planning permissions being sought. Located in a quite residential area with amenities and schools close by, the property offers an enclosed garden to the rear, driveway parking for several vehicles and a single garage. The accommodation is arranged over two floors and comprises an entrance hall with a cloakroom leading off and a staircase rising to the first floor, sitting room with feature fireplace and a bay window to the front, dining area with French doors leading out on to the garden, updated kitchen having a range of fitted wall and base units with space for appliances, an under stairs storage cupboard and a door leading to the garden. To the first floor there is a landing with access to the attic space, main bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms and a family bathroom.

### OUTSIDE

To the front of the property there is ample driveway parking for up to three cars which leads to the attached single garage having an electric up and over door. There is also a small area of lawn to the front and a wooden side gate leading to the enclosed rear garden. The garden to the rear is encompassed by walling and fencing, enjoying a sunny aspect with a large paved seating area, lawned gardens and mature flowerbeds and borders.

### 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

D









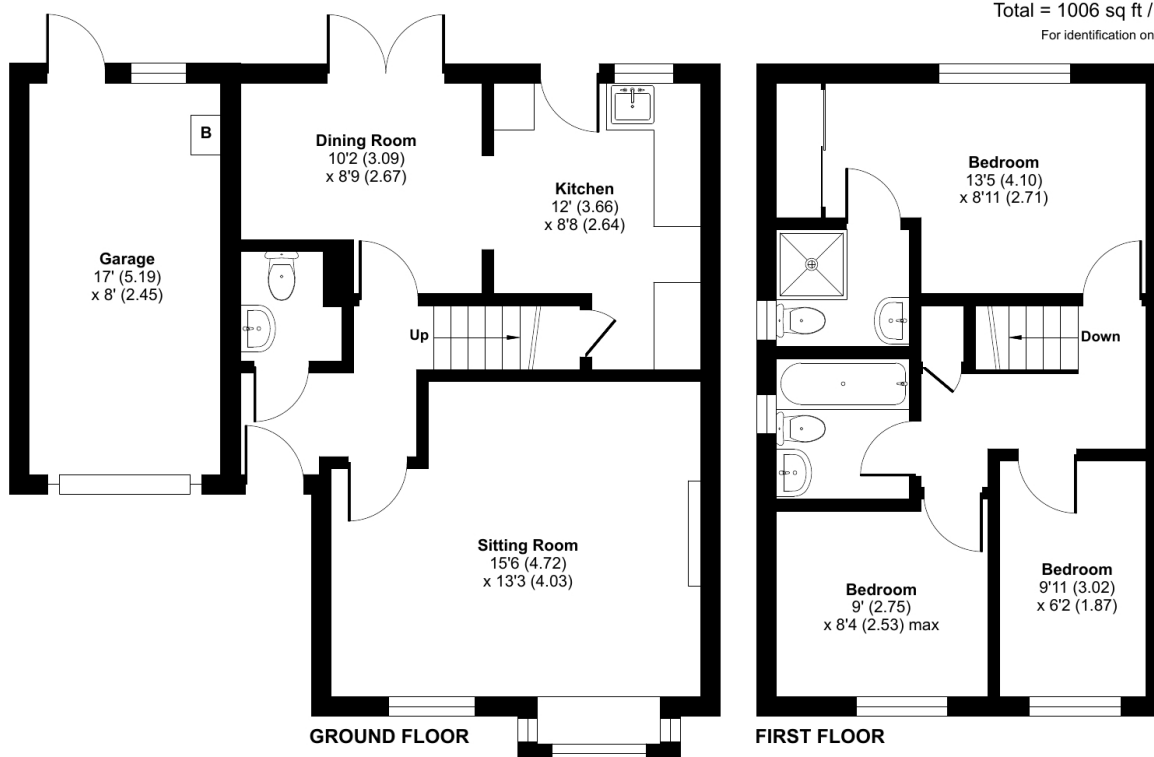
## Ludwells Orchard, Paulton, Bristol, BS39

Approximate Area = 869 sq ft / 80.7 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1006 sq ft / 93.4 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). © ntdchecon 2025. Produced for Cooper and Tanner. REF: 1301379

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