



14 Park Way, Midsomer Norton, Radstock BA3 2HD

£699,500 Freehold

COOPER  
AND  
TANNER



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## Description

A deceptively spacious and versatile five bedroom, three storey detached family home located in a sought after residential development within close proximity of the town centre. The property has been recently updated by the present owners and enjoys a good sized enclosed garden to the rear backing onto woodland and views across the town from the first floor.

In brief, the accommodation comprises an entrance hall, cupboard and stairs rising to the first floor with a cupboard beneath and doors leading off into the lounge/diner with feature fireplace and french doors out into the spacious conservatory which overlooks the garden and has french doors onto the paved terrace.

The kitchen/breakfast room has recently been updated with high gloss fitted wall and base units with worktops over and integrated oven and induction hob, with space for appliances and a breakfast bar. A useful utility room leads off the kitchen/breakfast room which houses the boiler and hot water tank. There is a covered porch/boot room area to the rear of the kitchen having doors to the outside. In addition there is a second reception room/snug and a cloakroom.

To the first floor there is a good size landing with spacious airing cupboard, four bedrooms, two of which have fitted wardrobes and one with a Juliette balcony overlooking the rear garden. A door from the landing leads into a inner hall with bathroom housing a Jacuzzi corner bath and a turning staircase rising to the main bedroom. There is ample eaves storage and numerous windows to the front and rear, appreciating the wonderful views across the town.

## Outside

To the front of the property there is spacious block paved driveway providing parking for several vehicles with steps leading up to the front door with covered porch over. Side access via a gate leads to the enclosed south facing rear garden. The property has been landscaped over the years to offer low maintenance living with a paved seating area with steps up to a large decked seating area with lighting and a wooden shed with steps up rising to the artificial lawned area with glass balustrading, children's climbing frame and wendy house. There is a large flowerbed with rockery and further steps with paved walkway to the top of the garden with two good size wooden outhouses, both having power so ideal for those wishing to work from home, a paved seating with firepit and views across the town and beyond.









## Location

Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has four primary schools and two large secondary schools, and is also home to a leisure centre, and several sports clubs. There are direct bus services from Midsomer Norton connecting Bath, Bristol and Wells. From Bath there is a train station giving a mainline train to London Paddington.



### Local Information Midsomer Norton

**Local Council:** Bath and North East Somerset

**Council Tax Band:** F

**Heating:** Gas fired central heating

**Services:** Drainage, Water, Gas and Electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Bath Spa
- Bristol Temple Meads



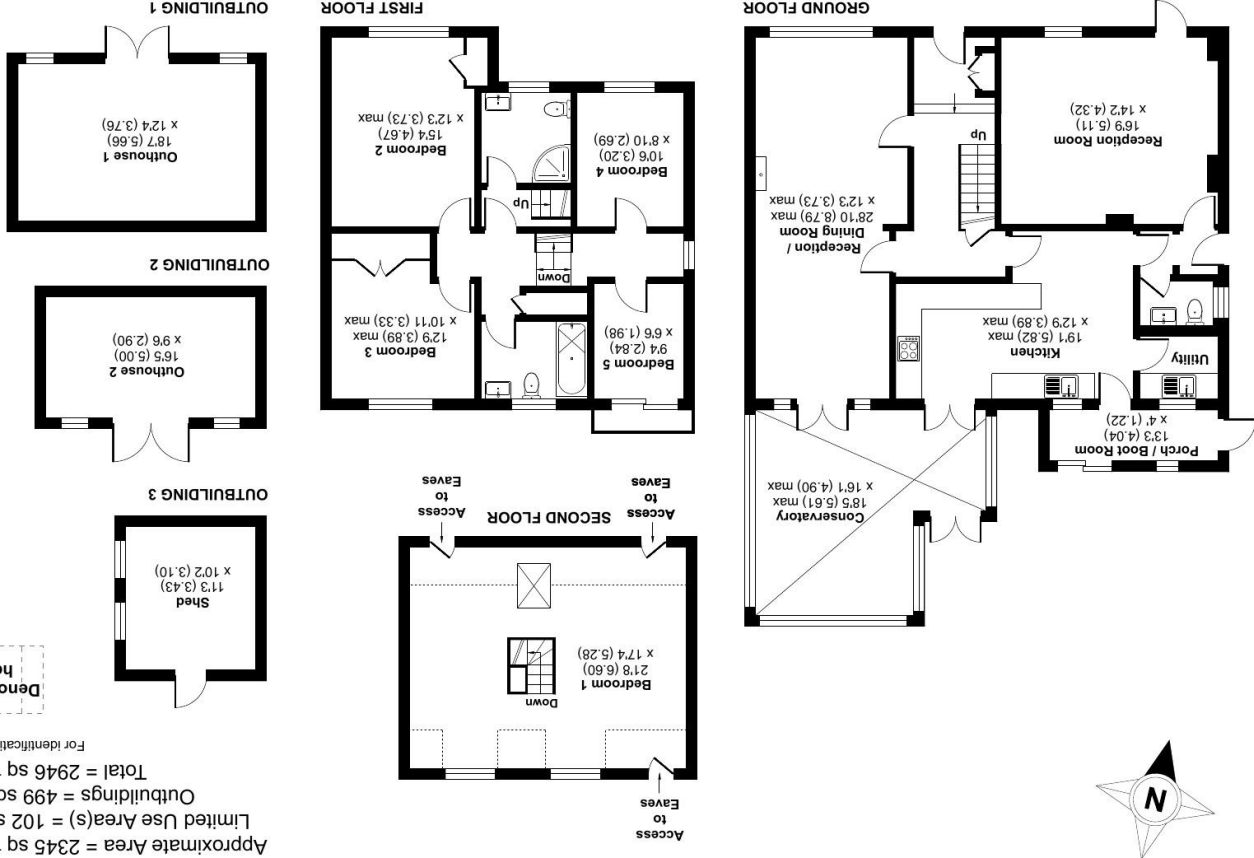
#### Nearest Schools

- Midsomer Norton
- Bath

## Parkway, Midsomer Norton, Radstock, BA3

Approximate Area = 2345 sq ft / 217.8 sq m  
 Limited Use Area(s) = 102 sq ft / 9.4 sq m  
 Outbuildings = 499 sq ft / 46.3 sq m  
 Total = 2946 sq ft / 273.5 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 1035833

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