

# Sunnymead

Midsomer Norton, Radstock, BA3 2TA

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**£525,000 Freehold**

A spacious, four bedroom, split level family home located in a sought after residential development backing on to The Greenway, the former railway line and giving easy access to the town centre. The property offers a good sized, south facing garden to the rear, driveway parking for a couple of vehicles and an attached double garage. Internal viewing comes highly recommended.

# Sunnymead Midsomer Norton, Radstock

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## £525,000 Freehold

### DESCRIPTION

A spacious, four bedroom, split level family home located in a sought after residential development backing on to The Greenway, the former railway line and giving easy access to the town centre. The property offers a good sized, south facing garden to the rear, driveway parking for a couple of vehicles and an attached double garage. In brief the accommodation comprises an entrance porch which leads through to the entrance hall where you will find a staircase to the first floor and a staircase to the lower ground floor. On this level there are two double bedrooms, one having built in wardrobes and a family bathroom. To the lower ground floor there is a door leading into the good size sitting room which has a feature fireplace with open fire and a set of sliding patio doors out on to the paved terrace which overlooks the garden. The kitchen/breakfast room has a range of fitted wall and base units with worktops over and an integrated oven and hob with space for a fridge. There is a door which leads to the outside and steps up into the dining room. From the kitchen a door leads through to the utility room which has plumbing and space for a washing machine. Access from here leads into a rear lobby with French doors out on to the garden and steps up into the double garage. To the first floor of the property there is a landing area, main bedroom with built in wardrobes, a further bedroom and a family bathroom with separate shower cubicle. Underneath the property and accessed from the outside, there are two cellar areas and a workshop.

### OUTSIDE

To the front of the property there is driveway parking for several vehicles which in turn leads to the attached double garage. A pathway from here leads to the front entrance porch with low maintenance gardens housing a selection of plants and shrubs. Steps down and a pathway lead to the side of property giving access to the rear garden. The gardens to the rear are south facing and of a good size. Predominantly laid to lawn, the gardens have



been landscaped over the years by the present owners with a variety of mature flowerbeds and borders, a selection of mature trees, shrubs and bushes, a paved seating area and a greenhouse. The gardens are encompassed by fencing and are ideal for the growing family.

### 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. The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The Mendip Hills provide a variety of leisure pursuits with horse riding, hunting, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance. Bristol Airport the M4 and M5 are all within easy reach.

### COUNCIL TAX BAND

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## Sunnymead, Midsomer Norton, Radstock, BA3

Approximate Area = 1843 sq ft / 171.2 sq m (excludes lean to)

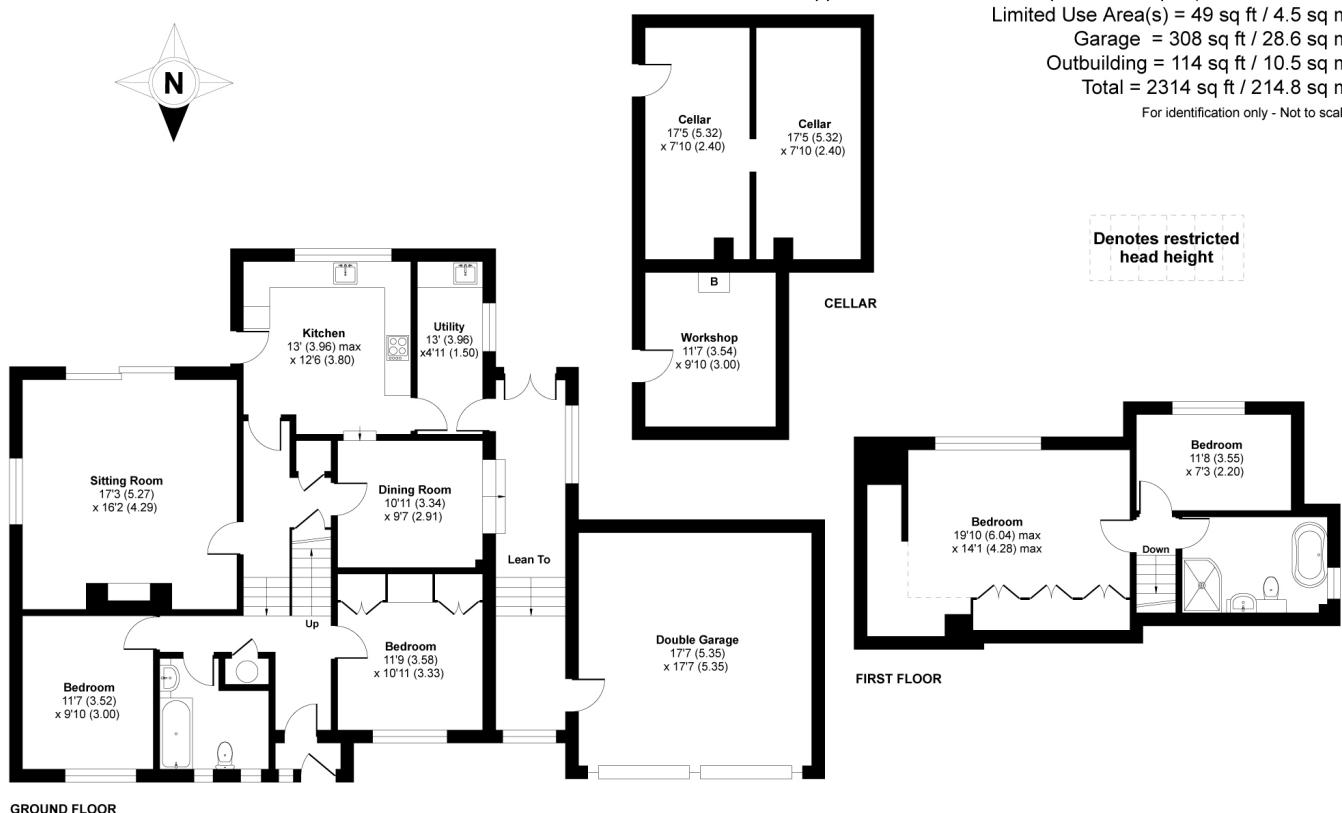
Limited Use Area(s) = 49 sq ft / 4.5 sq m

Garage = 308 sq ft / 28.6 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 2314 sq ft / 214.8 sq m

For identification only - Not to scale



### GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Cooper and Tanner. REF: 1403969

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