



Garthside, Wells Road, Hallatrow, BS39 6EJ

Guide Price £550,000

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Quote Reference NF0664 To View

Introducing Garthside, a charming detached one-level Bungalow dating back to 1968. Nestled in the serene village of Hallatrow, this property offers a unique blend of comfort and tranquillity, surrounded by lush fields that provide a picturesque backdrop. The Bungalow boasts a spacious layout featuring up to four bedrooms, a spare reception room with a shower room, a cosy living room with a new log burner, and a dining room that opens to the kitchen overlooking the beautiful southerly-facing rear garden - perfect for enjoying nature's beauty. The landscaped rear garden offers multiple relaxation spots including decked seating areas and a patio, all with stunning views of the neighbouring orchard and open fields. Conveniently located near Midsomer Norton, with easy access to Bristol, Wells, and Bath, Garthside combines countryside living with urban connectivity, making it an ideal home for many.





Entrance Hall

5.16m x 1.99m (16'11" x 6'6")

Obscure double glazed door to the front aspect, coved ceiling, smoke alarm, radiator and laminate floors. There are several cupboards including a boiler cupboard housing the Ideal boiler, coat cupboard and a linen cupboard. There is also a loft hatch with a pull down ladder and partial boarding.

Dining Room

5.16m x 3.45m (16'11" x 11'3")

Double glazed window to the front aspect, doors leading to the hall, living room and open to the kitchen, coved ceiling, four wall lights, radiator and laminate floors.

Kitchen

3.96m x 3.34m (12'11" x 10'11")

Double glazed windows to the rear and side aspects, opening to the kitchen, utility and door to the bedroom, recessed spot lights, a range of wall and base units with laminate work tops, 1 & 1/2 bowl composite sink/drainer with a mixer tap over. There is a good range of integral appliances such as a Neff induction hob with extractor hood over, integral electric oven, microwave fridge, freezer and dishwasher. Finished with a radiator and laminate floors.





Utility Area

Obscure double glazed door to the side aspect, space for a washing machine, cupboard housing a consumer unit and oak flooring.

Living Room

5.14m x 4.23m (16'10" x 13'10")

Double glazed windows to the front and rear aspects, coved ceiling, fire place with an inset log burner and granite hearth, three radiators, television socket and electric sockets with USB points and laminate flooring.

Bedroom Three/Reception

3.94m x 2.58m (12'11" x 8'5")

Double glazed sliding doors to the rear aspect, coved ceiling and a radiator.



Shower Room

1.88m x 1.82m (6'2" x 5'11")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, tiled walls, radiator and vinyl floors. There is a three piece suite comprising a walk in shower cubicle with a mixer shower, vanity unit with a wash hand basin and a low level WC.

Bedroom One

4.07m x 3m (13'4" x 9'10")

Double glazed window to the front aspect, coved ceiling, radiator and a range of fitted wardrobes with sliding doors.

Bedroom Four

3.92m x 2.17m (12'10" x 7'1")

Double glazed window to the side aspect and a radiator.



Bedroom Two

3.57m x 3.04m (11'8" x 9'11")

Double glazed window to the rear aspect, coved ceiling, radiator and a range of fitted wardrobes.

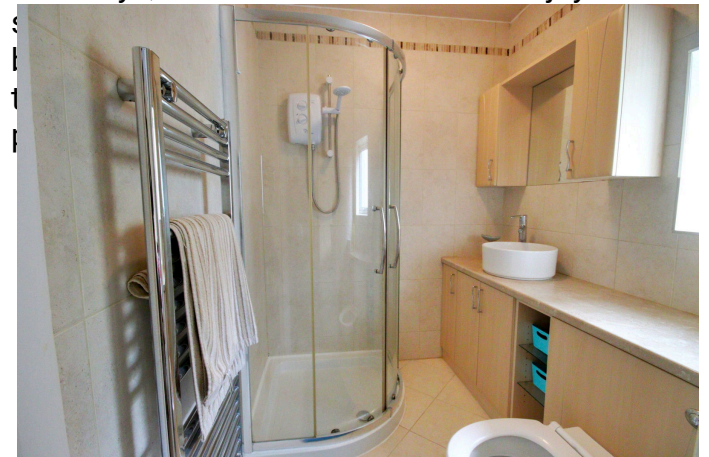
Ensuite

1.87m x 1.74m (6'1" x 5'8")

Obscure double glazed window to the side aspect, wooden panel ceiling, tiled walls, heated chrome towel radiator and tiled floors. There is a three piece suite comprising of a shower cubicle with an electric shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Rear Garden

The rear garden is southerly facing and is enclosed by hedge and wooden fence borders with a rear and side access gates. The area is sectioned up into different textures from a planting area with raised borders and gravel walkways, a central decked area to enjoy the





Front Garden

With a stone wall and hedge border, laid to shingle with planted shrubs, trees and flowers providing privacy and attracting wildlife. There is a pathway leading to the front door and also continues around the side of the property.



Agents Notes



Double Garage

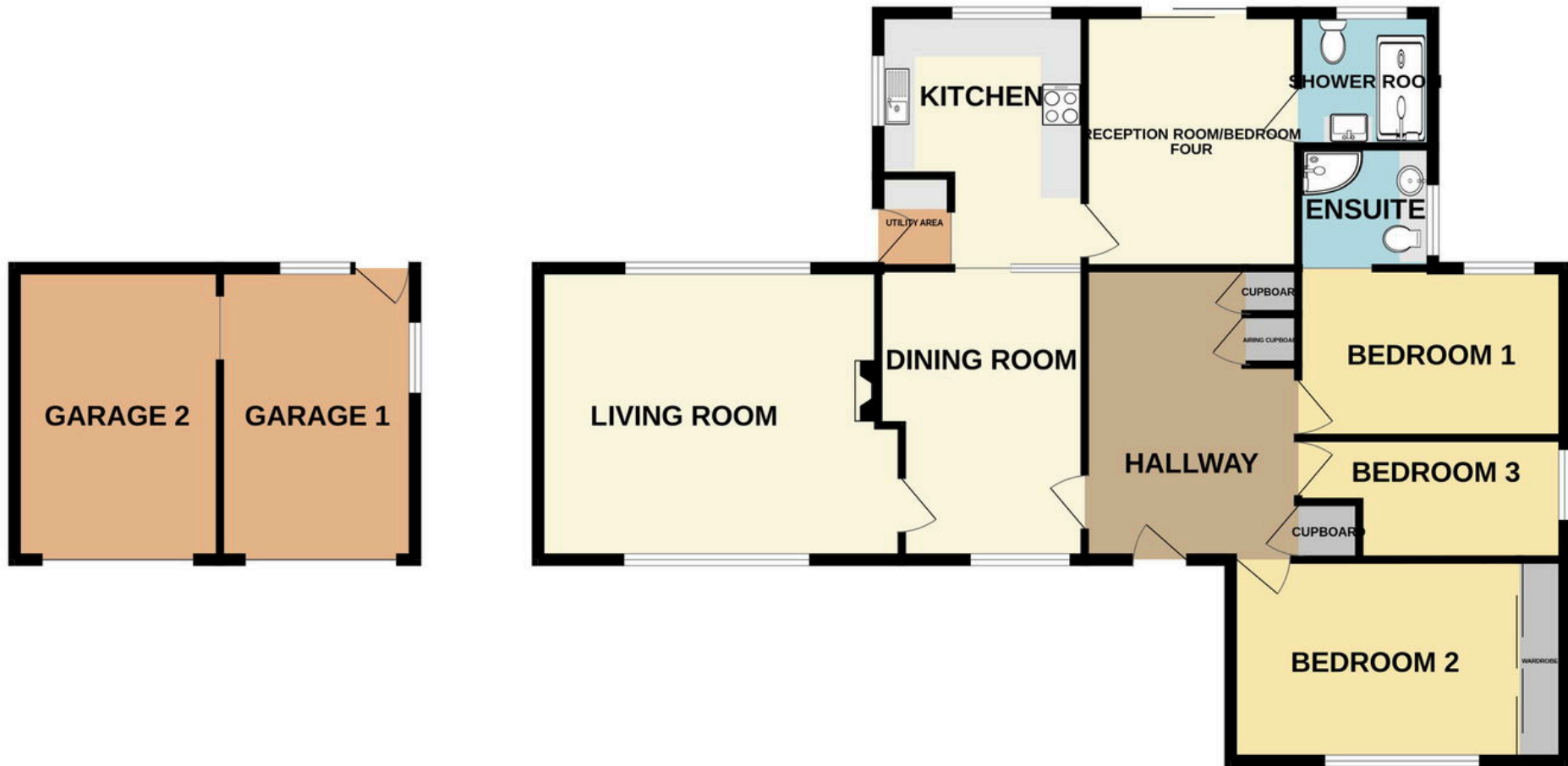
There are two garages adjoined inside. One measures 5.03m x 3.03m with an electronic up and over door, door to the side with double glazed windows to the rear and side aspects plus power and light. Two measures 4.95m x 2.52m and has a manual up and over door with lights and aside access to garage one.

Driveway

Behind five bar wooden gates and laid to tarmac, here you can park four cars. There is an extra space outside of the gate too.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



TOTAL FLOOR AREA : 1324sq.ft. (123.0 sq.m.) approx.