

3 Bed Detached In Ivy Walk , Midsomer Norton, Radstock, BA3 2EE £345,000





## SHORT DESCRIPTION

Property Ref: 15857 Beautifully presented modern 3-bed detached home on a peaceful no-through road in Midsomer Norton. Offers open-plan living, garage with EV charger, and superb valley views from a sunny, private garden. Modern gas condensing boiler and EPC (C). A perfect family home with scope to extend and excellent access to schools and town. Set in one of Midsomer Norton's most sought-after residential areas, this modern three-bedroom detached home offers peace, privacy and excellent family living space at the end of a quiet no-through road. Inside, the property features a welcoming lounge with double doors opening into a bright kitchen-diner - ideal for family life or entertaining. There's a convenient downstairs WC and a recently updated family bathroom upstairs. The decor throughout is modern and neutral, ready to move straight into or personalise to your taste. The home benefits from a modern high-efficiency condensing combi boiler and a brand-new EPC (rating C), reflecting its strong energy performance. Outside, a private driveway provides parking for two cars alongside an attached garage fitted with a 7kW EV charger. Other homes on the street have converted their garages or extended above them, so there's real potential to add value in future. The garage includes rear garden access and a boarded loft for extra storage, while the main loft has also been professionally boarded over thick insulation. The rear garden is a standout feature - a generous lawn with well-prepared beds, a patio that enjoys the evening sun, and wonderful open views down the valley with no overlooking houses behind. It's an ideal outdoor space for families and entertaining. New fences have been recently installed in the garden. The location couldn't be better: a short walk (around 200m) via steps gives direct access to local schools and the town centre. Despite the convenience, the position at the end of the cul-de-sac keeps it exceptionally quiet and safe, with no passing traffic - a real gem for families. Summary of key features: Modern 3-bed detached home on a highly desirable, quiet street Lounge with double doors to open-plan kitchen and diner Downstairs WC and modern family bathroom Driveway for two cars plus attached garage Garage with loft storage and EV charging point Spacious rear garden with patio, valley views and evening sun Potential to extend or convert garage (subject to planning) Brand new EPC (rating C) Easy access to schools and town centre Peaceful end-of-road setting with no through traffic Property Type: Detached Full selling price: £345000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: D EPC rating: C Measurement: 859 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Driveway, Private, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

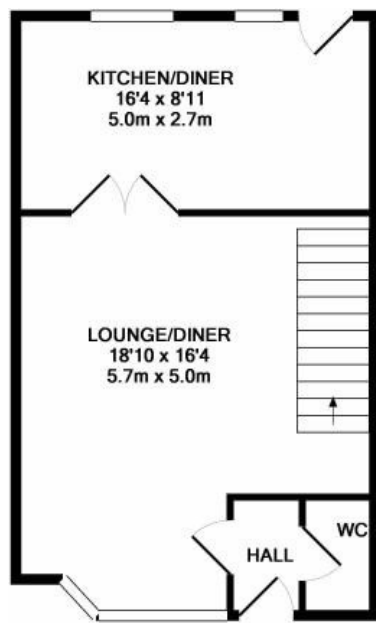
Bath Room(s)

2

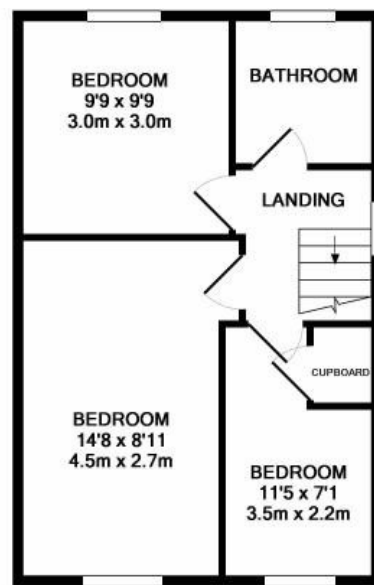
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



GROUND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	78 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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