



£499,950

Bloomfield Drive, Bath. BA2.

Energy Efficiency Rating: TBC

Home Estate Agents of Bath are pleased to offer this sympathetically extended four bedroomed stone-built residence situated in Bloomfield, Bath. The benefits include gas heating, 4 double bedrooms, landscaped rear gardens and off road parking. Viewing essential.



Home Estate Agents of Bath are favoured with the instructions to market by private treaty this sympathetically extended four bedroomed stone-built residence situated in this most popular area of Bath. The spacious accommodation offers versatile family accommodation with four double bedrooms, gas heating, double glazing, pleasant gardens to the rear, off road parking and some 'city' views to the front. The extended portion of the property downstairs, namely the kitchen and utility room are awaiting installation of the kitchen units and appliances which offers the buyer the unique opportunity to plan and design these two rooms. Outside there are landscaped gardens to the front and rear together with off-road parking for one car. An early inspection is advised.

Entrance Porch

Entered via a double glazed front door, coat hanging area, tiled flooring, glazed door and side panelling to:-

Entrance Hall

Stairs rising to first floor landing, under stairs recess, laminate flooring, coving, doors to lounge and dining room and door to:-

Cloakroom

White low flush WC, corner hand basin, fitted shelving, extractor fan, laminate flooring.

Lounge: 3.8m x 3.94m

Double glazed window to front aspect, feature marble fireplace with inset 'living flame' gas fire, laminate flooring, radiator, TV point, television socket, coving, some far reaching views.

Dining Room: 3.46m x 3.73m

Squared bay window to rear with double glazed windows, laminate flooring, double panel radiator, coving, access to:-

Kitchen: 2.08m x 2.69m

Single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine and dishwasher, fitted work surfaces, double glazed window to rear aspect, access to kitchen & utility extension.

Kitchen: 3.57m x 3.95m

In need of installation, double glazed door to side aspect, bi-folding doors to rear garden.

Utility Room: 3.56m x 3.42m max

In need of installation, cupboard housing gas supply, double glazed window to front aspect.

First Floor Landing/Snug: 2.11m x 5.81m

Double glazed window to front aspect, radiator, area ideal for seating/piano, coving, access to loft with Velux windows to front and rear.

Bedroom: 3.45m x 3.75m

Square double glazed window to rear aspect, enjoying views of the garden, radiator, coving.

Bedroom: 3.49m x 3.97m

Double glazed bay window to front aspect, enjoying far reaching views, radiator, fitted wardrobe and shelving.

Bedroom: 3.52m x 3.23m

Double glazed window to rear aspect, radiator, recessed fitted wardrobes, coving.

Bedroom: 3.5m x 3.37m

Double glazed window to front aspect, again enjoying city views, radiator, recessed wardrobes.

Bathroom: 2.11m x 1.94m

White suite of panelled bath with mixer shower over, shower screen, tiled walls, inset wash hand basin with unit below, low flush WC in concealed unit, chrome towel radiator, recessed down lights, double glazed window to rear aspect.

Parking

Shingled off road parking space for one car. Bin store.

Front Garden

Steps up to front door, low maintenance garden laid to shingle, mature heathers, retaining wall, side access with door to new kitchen .

Rear Garden

Full width patio area with retaining walls, steps up to garden area laid to lawn and flower borders, mature hedging to two sides and path and steps to large summer house/ home office.

AGENTS NOTE

The current owners are awaiting Building Control sign off for the new extension.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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Call now, visit us in
branch or go online
to book your viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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