



£365,000

Hazel Way, Bath.

An excellent opportunity has arisen to acquire this upgraded, 3-bedroom, detached family home situated on a corner plot within the popular Sulis Meadow development. The property, in recent years, has had certain upgrades including: - double-glazing, gas heating and a bathroom suite.

Energy Efficiency Rating: TBC



An excellent opportunity has arisen to acquire this upgraded, 3-bedroom, detached family home situated on a corner plot within the popular Sulis Meadow development. The property, in recent years, has had certain upgrades including: - double-glazing, gas heating and a bathroom suite. The family sized accommodation briefly comprises: - canopy porch, lounge, dining room, kitchen, conservatory, cloakroom, 3 bedrooms and bathroom. Outside there is a lawned and patioed south facing garden with access to a detached single garage as well as off road parking for up to 2 cars. An early inspection is advised.

Entrance Hall

Entered via double-glazed, leaded light front door. Laminate flooring. Stairs rising to first floor landing. Central heating thermostat. Bespoke radiator. White panelled doors to: -

Cloakroom

Low flush WC. Wash hand basin. Laminate flooring. Double-glazed window to front aspect.

Lounge: 4.59m x 2.97m

Feature fireplace with fitted gas fire. Hearth and mantelpiece. Laminate flooring. TV point. Bespoke radiator. Double-glazed window to side aspect.

Dining Room: 3.69m x 1.96m

Laminate flooring. Radiator. Under stairs cupboard. Door to conservatory. Archway to: -

Kitchen: 2.71m x 1.96m

Stainless steel sink drainer unit with range of base level and wall mounted units. Fitted oven, hob and extractor fan. Plumbing for washing machine and space for further appliances. Double-glazed window to side aspect. Cupboard housing gas boiler.

Conservatory: 2.70m x 2.90m

Timber and double-glazed conservatory with tiled flooring. Fitted power and double doors to rear garden.

First Floor Landing

Access to loft. Over-stairs cupboard. White panelled doors to: -

Bedroom One: 4.58m x 3.04m

Double-glazed windows to side aspect. Bespoke radiator. Mirror-fronted wardrobe.

Bedroom Two: 2.82m x 2.49m

Double-glazed window to side aspect. Bespoke radiator. Mirror-fronted wardrobe.

Bedroom Three: 2.81m x 2.00m

Double-glazed window to side aspect. Bespoke radiator.

Bathroom: 2.40m x 1.42m

Upgraded suite of bath with mixer shower over. Low flush WC. Wash hand basin. Tiled walls and flooring. Bespoke radiator. Recessed lighting.

Garage/Parking

Detached single garage with up and over door. Power and light. Two off road parking spaces.

Front garden

Shingled front garden with path to front door

Rear Garden

Rear garden laid to lawn with fencing, small summer house, personal door to garage and gate to front.

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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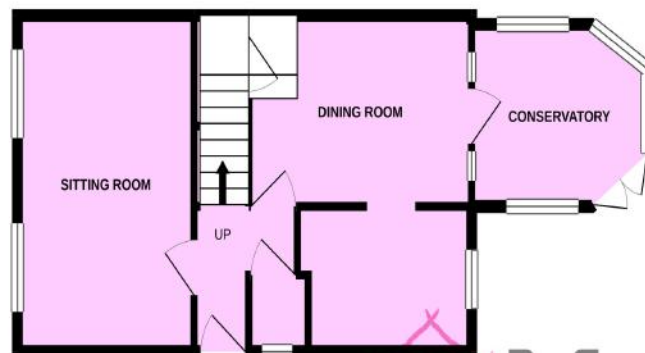
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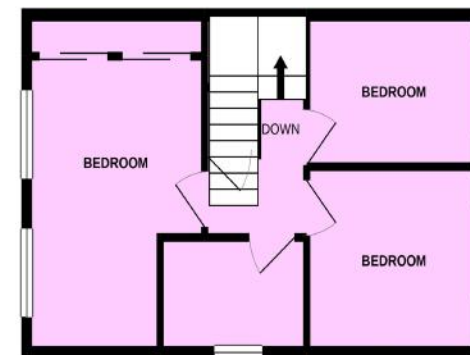
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GROUND FLOOR



1ST FLOOR



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