

£398,000

Energy Efficiency Rating: D

Lymore Gardens, Bath.

@ Home Estate Agents are favoured with the instruction to market this stunning, stone built, period home situated in a popular cul-de-sac location within Oldfield Park. This comfortable family home is set over 3 floors and offers 3/4 bedrooms, 2 reception rooms and an 'L' shaped, well-appointed kitchen/ diner and detached studio/office within the rear garden.









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Entrance Hall:
Entered via wood front door. Meters. Coved cornices. Glazed door to: -

Inner Hallway:
Laminate flooring. Radiator. Coved cornices. Stairs rising to first floor landing. Wooden panelled doors to:

Sitting Room: 3.43m x 3.16m
Beautifully proportioned 'snug' with attractive open-hearth fireplace with cast iron surround. 2 double glazed windows to front aspect. Radiator. TV point. Coved cornices.

2nd Sitting Room: 4.19m x 3.16m
Original stone fireplace with inset log burner on a tiled hearth. Laminate flooring. TV and telephone point. Radiator with ornate cover. Coved cornices. Under stairs seating recess. Entrance to: -

Kitchen/Diner: 4.00m x 2.72m
Modern and upgraded fitted kitchen with white ceramic sink unit with chrome swan neck mixer tap. Full range of base level 'off white' units and drawers with matching wall units. Fitted work surfaces. Inset 4 ring gas hob with electric double oven below and vented extractor hood above. Plumbing for washing machine. Space for fridge freezer. Laminate 'tiled' flooring. 2 large Velux roof windows. Tiled splashbacks. Double glazed window to rear aspect. Double panelled radiator. Area for dining table with open inner lobby, again with large Velux roof window. Double glazed double doors to rear gardens and Office/Studio.

Bathroom:
White suite of panelled bath with mixer tap and glazed screen. Low flush WC. Wash hand basin. Tiled splashbacks. Light and shaver socket. Hand crafted mosaic flooring. Radiator. Extractor fan. Large double storage cupboards.

First Floor Landing:
Door with stairs to 2nd floor and bedroom 4. Panelled doors to: -

Bedroom: 4.19m x 3.42m
2 double glazed windows to front aspect. Radiator. Original cast iron fireplace. Coved cornices and ceiling rose.

Bedroom: 4.18m x 2.26m
Double glazed window to rear aspect. Pretty cast-iron fireplace. Radiator. Panelled door to: -

Bedroom/Study: 2.52m x 2.14m
This room is ideal as an occasional bedroom, walk in wardrobe or further study area. Double glazed window to rear aspect. Radiator. Telephone point. Worcester gas combi boiler.

Bedroom: 4.72m x 4.13m
Light and airy bedroom with Velux windows to front and rear aspect. Laminate flooring. Radiator. Under eaves storage.

Front Garden:
Small fore garden with path to front door.

Rear Garden:
Terraced rear garden with patio seating area with outside lighting. Steps to lawned area with flower borders and further pathway to decked and rockery area. Steps to: -

Studio/Office: 3.78m x 2.92m
Fitted with power and light. Double glazed window to front aspect.

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.

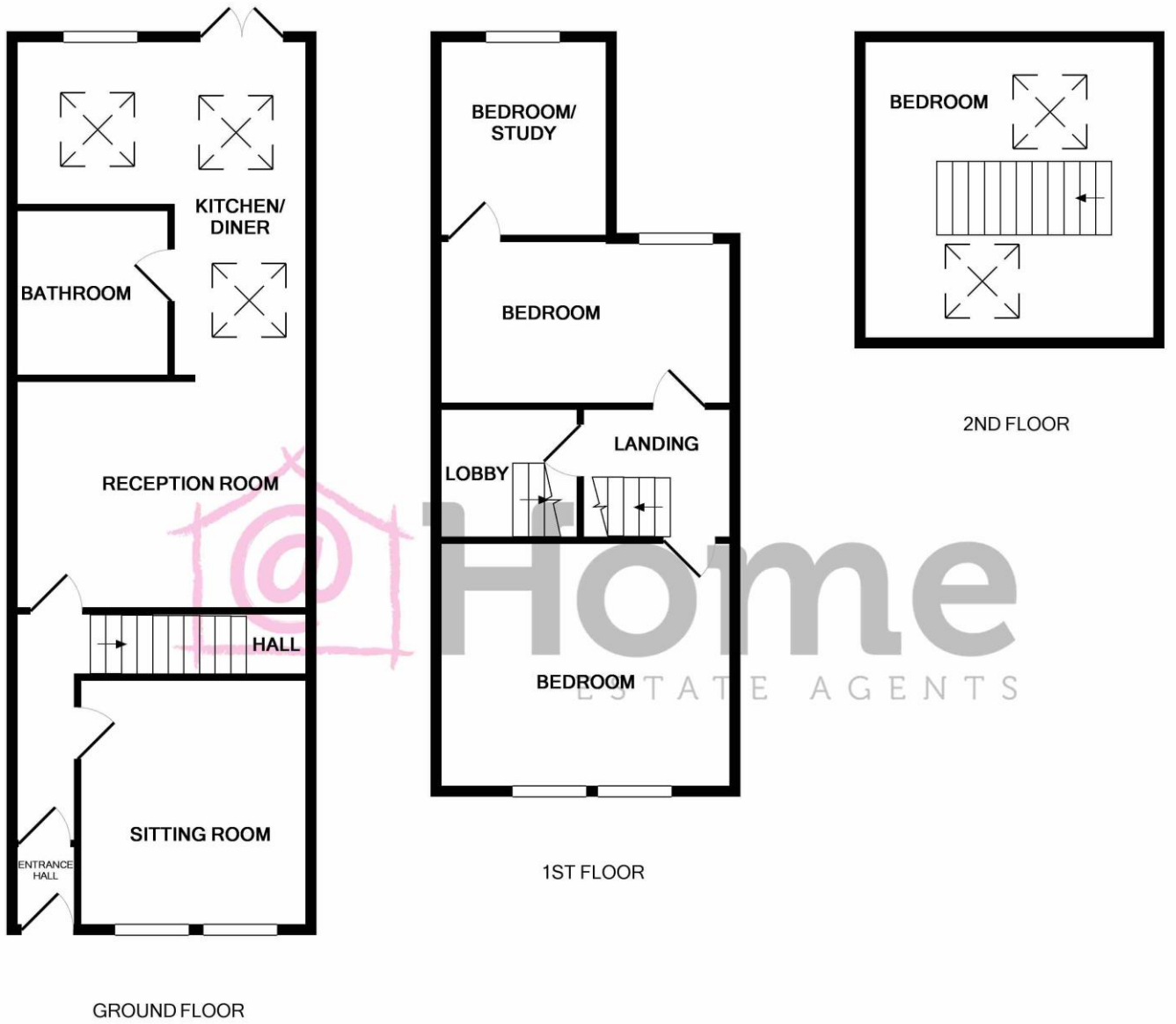
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