

£325,000

Energy Efficiency Rating: C

Kelston View, Bath, BA2 1NP.

Home Estate Agents are favoured with the instructions to market this substantial 3 bedroomed, stone built family home offering well maintained and spacious accommodation. The property is set on a corner plot location giving good sized front, side and south facing rear gardens and benefits from gas heating, double glazing, study and far reaching views to the front.









Home Estate Agents are favoured with the instructions to market this substantial 3 bedroomed, stone-built family home offering well maintained and spacious accommodation. The property is set on a corner plot location giving good sized front, side and south facing rear gardens. The benefits include gas combi heating, double glazing throughout, through lounge/diner with inset log burner, stunning far-reaching views to the front and main bedroom with ensuite shower room. The accommodation briefly comprises of entrance hall, lounge/diner, kitchen breakfast room, study, utility room, cloakroom, 3 double bedrooms (one with ensuite) and a good sized family bathroom. Outside the property enjoys a lawned front gardens, low maintenance side garden and south facing rear garden laid to decking and patio. An early inspection is advised.

Entrance Porch
With ½ glazed door to :-

Entrance Hall:
Stairs rising to first floor landing, laminate flooring, understairs cupboard, ornate floor to ceiling radiator. Oak panelled doors to:-

Cloakroom
Coloured low flush WC, tiled splashbacks and flooring. Double glazed window to side aspect.

Lounge/Diner: 5.72m x 3.23m
Double aspect room with double glazed window to front aspect and double glazed French doors to rear garden. Fitted log burner on raised hearth, hardwood flooring, TV point, storage recessed, ornate floor to ceiling radiator. Coved ceiling, wall light points, doorway to:-

Kitchen: 3.98m x 3.24m(max)
Single drainer stainless steel sink unit with swan neck mixer tap, full range of modern base level cupboards and drawers and matching wall units. Fitted work surfaces, inset gas 4 ring hob with extractor fan over, plumbing for dishwasher, fitted breakfast bar, unit housing eye level electric cooker, radiator, tiled splashbacks, double glazed window to rear aspect, glazed door to :-

Utility Room: 3.59m x 1.32m
Single drainer stainless steel sink unit with mixer tap over. Range of matching cupboards & drawers, plumbing for washing machine, fitted work surfaces, space for fridge freezer etc, radiator, double glazed window to side aspect, ½ glazed stable door to front aspect.

Study: 1.99m x 1.76m
Laminate flooring, radiator, double glazed window to front aspect.

First Floor Landing: 3.31m x 1.86m
Window to front aspect, enjoying superb far reaching views of Lansdown and the northern slopes, painted balustrade, radiator, oak panelled doors to :-

Bedroom 1: 4.31m x 3.23m
Range of fitted wardrobes, radiator, double glazed window to rear aspect, cupboards housing gas Valiant combi boiler.

En-Suite: 1.94m x 1.48m
Corner shower cubicle with mixer shower, wash hand basin with mixer taps and vanity unit, low flush WC, chrome towel radiator, shaver socket, extractor fan, tiled walls, fitted cupboards.

Bedroom 2: 2.96m x 2.77m Double glazed window to rear aspect, radiator.

Bedroom 3: 3.28m x 2.41m Double glazed window to front aspect, enjoying far reaching views, fitted wardrobe with hanging rail.

Bathroom:
White suite of panelled bath with electric shower unit, glazed splash screen, low flush WC, wash hand basin, chrome towel radiator, tiled splashbacks, mirror and shaver socket.

Parking:
Parking on street.

Front Garden:
Generously proportioned front garden laid to lawn with mature hedging, shrubs and flower borders. Steps and path to front door, gate giving access to good sized side garden with close boarded fencing, land to stone chippings with access via gate to the side to:-

Rear Garden:
Rear garden laid to low maintenance decking with patio area, stone chippings and further patio area to the rear. Retaining wall to one side and close boarded fencing to the other. Outside light and water tap.

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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GROUND FLOOR

1ST FLOOR





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