

£349,950.

Energy Efficiency Rating: D

Tennis Court Avenue, Paulton, BS39 7NA.

Home Estate Agents of Bath are pleased to offer this immaculately presented 4 bedroomed semi-detached, extended family home offering spacious and well laid out accommodation. The benefits include gas heating, double glazing, quality kitchen, bathroom, ensuite, large south facing rear gardens, garage and off road parking. NO ONWARD CHAIN.









Home Estate Agents of Bath are pleased to offer this immaculately presented 4 bedroomed semi-detached family home offering spacious and well laid out accommodation. The property benefits from recently installed gas combi central heating, double glazing throughout, quality fitted kitchen, good sized conservatory, principal bedroom with ensuite, luxury appointed family bathroom, off road parking, large garage and spacious south facing gardens with timber store. The accommodation briefly comprises: Entrance hall, "L" shaped lounge/diner, double aspect kitchen/breakfast room, conservatory, useful store rooms, 4 upstairs bedrooms, ensuite, house bathroom, off road parking and gardens to front and rear. The property is offered with no onward chain. Phone 01225 463006 to arrange an internal inspection.

Entrance Hall:
Entrance via replacement front door, stairs rising to first floor landing, radiator, laminate flooring, fuse cupboard, glazed door to :-

Lounge/Diner: 4.93m x 3.38m
Focal electric fire, TV point, laminate flooring, 2x radiator, double glazed window to front aspect, understairs cupboard, door to conservatory and glazed door to:-

Kitchen/Breakfast Room: 6.15m x 2.67m
1½ bowl polycarbonate sink unit with swan neck mixer tap over, full range of quality fitted base level cupboards, drawers, and matching wall units. Fitted work surfaces, tiled splashbacks, inset AEG induction hob with electric oven below and stainless steel canopy extractor hood over. Plumbing for washing machine, space for fridge freezer, laminate flooring, radiator, double glazed window to front aspect, double glazed French doors to rear.

Conservatory: 3.89m x 2.50m
Double glazed conservatory with fitted power and light, central fan and 2 large fitted stores.

First Floor Landing:
Double glazed windows to rear aspect, radiator, access to loft, doors to:-

Bedroom 1: 3.66m x 3.48m double glazed window to front aspect, radiator, sliding door to:-

En-suite: 1.88m x 0.80m
Shower cubicle with Triton electric shower and folding door. Wash hand basin with mixer tap and vanity unit under. Low flush WC, shaver socket, chrome towel radiator and extractor fan.

Bedroom 2: 4.00m x 2.73m
Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom 3: 3.30m x 2.60m Double glazed window to front aspect, radiator, over stairs cupboard.

Bedroom 4: 3.10m x 2.28m Double glazed window to rear aspect, ornate floor to ceiling radiator.

Bathroom: 2.75m x 1.45m
Luxury appointed bathroom with white suite of panelled bath with mixer tap & shower attached, folding shower door, low flush WC, large wash hand basin with mixer tap and vanity drawers under. Chrome towel radiator, double glazed window to rear aspect, extractor fan.

Garage/Parking:
Off road parking with access to garage (6.40m x 3.70m) with up and over door, power and light. Gas Worcester Bosch gas combi boiler, double glazed window and door to rear.

Front Garden:
Low maintenance front garden laid to shingle with mature shrubs and bushes, retaining front wall, gated side access to :-

Rear Garden:
Good sized "L" shaped rear garden laid to lawn with large patio area, close boarded fencing with mature trees and hedging. Large timber store (3.88m x 2.62m).

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

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