



£1,250,000

**Bloomfield Avenue, BATH**

Somerset, BA2 3AB

Energy Efficiency Rating: F



## **A fabulous family home located on a prestigious avenue in the heart of Bear Flat offering scenic views.**



Bloomfield Avenue is accessed directly from Bear Flat, which offers a wide range of local shops including a Coop, Rolfeys Antiques, Florist, Barbers, Pharmacy, Da Vinci's Deli, Bear Pad Cafe, The Bear Hotel and Menu Gordon Jones restaurant. Within Bloomfield Avenue there are two lawned tennis courts that can be used by residents for an annual fee. The two tunnels and The Sutrans cycle network that connects to Bristol and Frome can be accessed via Bloomfield Green. Bath City centre is within 1 mile.

This handsome home offers a great feeling of space and light and has been modernised by the current owners whilst carefully retaining the period character. The entrance hall opens into a bayed sitting room with a marble fireplace, corniced ceilings and Kardean flooring laid throughout the main ground floor rooms. The centre piece of the home feature an open plan kitchen dining room with French doors opening onto the rear garden. Beyond the kitchen you will find a utility room with WC leading into timber framed conservatory also opening onto the garden.

The first floor features a bayed master bedroom with period style fireplace two further double bedrooms and a shower room with a walk in shower and underfloor heating. Three further bedrooms can be found on second floor along with a luxurious bathroom featuring a freestanding bath, walk in shower cubicle and also benefiting from under floor heating.

The basement can be accessed via the main entrance hall or from a separate side entrance leading from the drive. There are two store rooms in the basement with one currently being used as a wine cellar, a boiler room plus a treatment room with a separate WC offering the flexibility to become a gym or home office. This room benefits from access from the side entrance so could become a self-contained space.

The rear garden is real gem. An Indian sandstone patio leads onto the lawn bordered with Oak sleeper raised beds and housing a decked terrace and trampoline area to the rear of the garden. Beautiful views from the garden extend towards Bloomfield Crescent. Side access leads to the a shared drive offering access to a double garage.



## Bath Bear Flat

01225 310 570  
Andrewsonline.co.uk



### Summary

- A handsome semi detached family home
- 5/6 bedrooms
- Modern bath and shower rooms
- Driveway parking and a double garage
- Far reaching views from the front and rear
- Set in a prestigious avenue.

### Highlights



Bear Flat  
0.1 miles



Beechen Cliff and Hayesfield Secondary Schools  
0.5 miles



Bath Spa Railway Station 0.8 miles

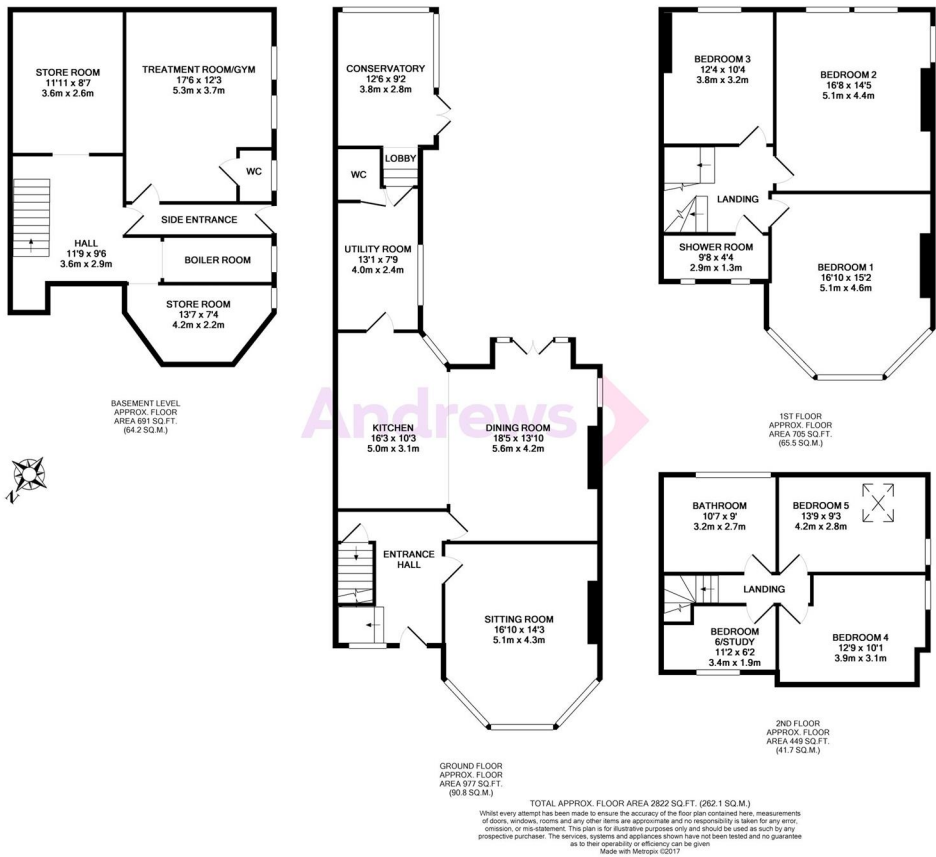
## Interested in this property?

For viewings and advice please get in touch with our Bath Bear Flat branch on 01225 310 570

Bath Bear Flat

01225 310 570  
Andrewsonline.co.uk

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		48	(39-54) E		
(21-38) F	38		(21-38) F	29	36
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

