



51 Holburne Park Bath BA2 6BL

Beautifully presented contemporary four-bedroom family home offering over 1,900 square feet of accommodation over three floors

| Entrance hall | Reception/dining room | Kitchen/breakfast room | Cloakroom | Spacious first floor sitting room | Principal bedroom with en suite shower room | 3 further bedrooms (one en suite) | Family bathroom | Rear garden | 3 off-street parking spaces | Garage |

Situation

Holburne Park is set in over six acres of landscaped parkland within Bath's Conservation Area. It incorporates generous green spaces and boasts expansive views across the city's skyline and beyond. It is well located for local amenities like the Bath Boating station, Bath Golf Club and The Bath Spa Hotel; all of which are within walking distance. Additionally, Sydney Gardens with its tennis courts and a new playground.

Bathwick St Mary's School is 0.4 miles away and Bathampton Primary School and Widcombe Primary School are also nearby. King Edward's School is within walking distance (0.3 miles) and Prior Park, Beechen Cliff, Kingswood, Monkton Combe, Ralph Allen, and the Royal High School are within a 5 mile radius. It is 1.3 miles to Bath Spa station and the journey time to London Paddington is less than 90 minutes. The nearest M4 junction is only a 20 minute drive away.

Description

51 Holburne Park was constructed in 2021 and has been finished to a very high standard and specification.

Upon entry to the property, you will step into a spacious hallway with light oak flooring, underfloor heating, door to rear garden. Guest cloakroom. Under stairs storage.

Large kitchen/breakfast room with extensive range of attractive contemporary style storage, two Siemens integrated electric ovens, Bora induction hob with built in extractor, Siemens dishwasher and washer dryer, integrated wine fridge and fridge freezer, Insinkerator boiling water tap, dual aspects, underfloor heating.

Reception/dining room with dual aspects and French doors to rear garden, light oak flooring, underfloor heating.

Centralised stairs to first floor landing leading to sitting room with dual aspects, feature fireplace with an inset Chesney's log burner.

Master bedroom suite with westerly aspect and twin built-in wardrobes. Ensuite shower room with Vitra sanitaryware and underfloor heating.

Second floor with three further bedrooms (one with en suite shower room) and family bathroom. Store cupboard. Vitra bathroom suites are fitted to both the bathroom and ensuite, together with underfloor heating.





Outside

South-east facing enclosed rear garden with terraced area, raised lawn areas. Side access gate.

Garage with power and light, car charger ready fuse box, plumbing and space for washing machine and tumble dryer.

Off-street parking spaces for three cars.

General Information

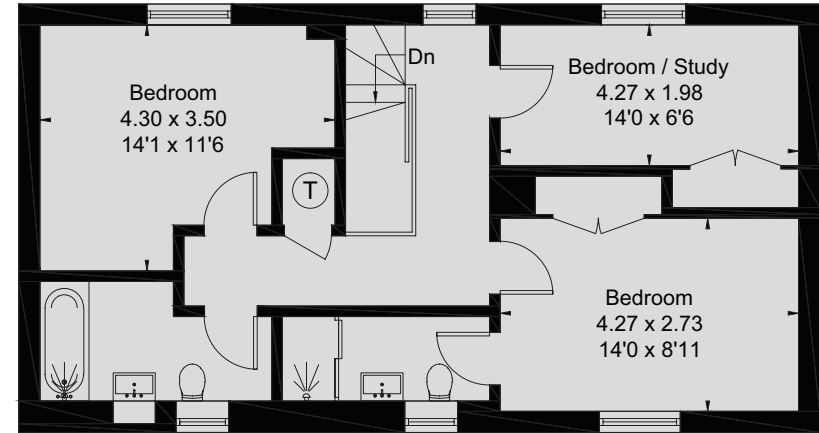
Bath & North East Somerset Council. Council Tax Band G.

Mains services connected. Vent-Axia Sentinel Kinetic ventilation system to main rooms. Fitted Kiss alarm system, with monitoring available.

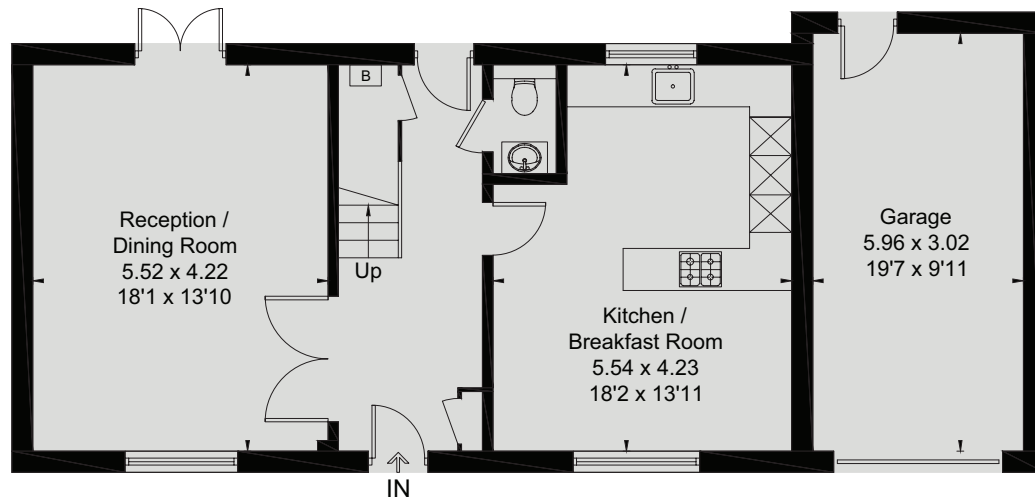
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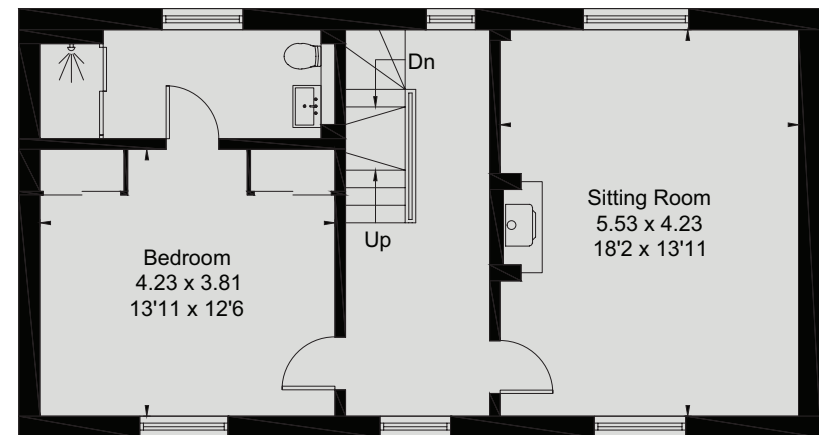
Approximate Area = 177.5 sq m / 1911 sq ft
 Garage = 17.9 sq m / 193 sq ft
 Total = 195.4 sq m / 2104 sq ft



Second Floor



Ground Floor



First Floor