



3 Sunnybank Lyncombe Vale Bath BA2 4NA

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A fabulous three bedroom Victorian semi-detached house, all beautifully presented with a stylish and modern rear extension in a highly sought-after location

Spacious, light and airy entrance hall | Drawing room | Extended open plan kitchen, dining room | Study/bedroom 4 | Utility room | Guest cloakroom | Master bedroom | 2 further bedrooms | Family bathroom | Ensuite shower room | Attractive north-west facing rear garden backing onto woodland | Garden store | Gravelled parking area for 2 cars | EV charging point

Situation

This sought-after residential location offers excellent access to the city centre and the station, yet also provides a rural feel being close to National Trust land. Lyncombe Vale is a most desirable address nestling in its own wooded valley to the south of Bath, yet only a mile from the city centre. The Paragon Prep School is a level walk, whilst Prior Park College is situated up the hill, and the well-regarded Widcombe Infants School is also close by, just a walk down Prior Park Road passing an extremely popular garden centre with a farm shop and restaurant. Widcombe Parade has a number of outlets including a small supermarket, a doctors' surgery, dental practice, two pubs and a coffee shop. There is a convenient pedestrian bridge across the river directly to Bath Spa Railway station (London Paddington 90 mins).

Description

3 Sunnybank is a delightful Victorian family home offering 1,709 square feet of accommodation. It is both bright and spacious and is arranged over three floors, all with an excellent flow.

Upon entry, the property has a welcoming feel and has been sympathetically and stylishly refurbished throughout as well as having a superb rear extension. There are a number of retained and enhanced period features, beautiful fireplaces and double-glazed timber sash windows throughout to name a few.

Drawing room with large bay, attractive fireplace with inset log burner and lots of useful shelving either side, ornate ceiling cornice, oak wood flooring.

Study with attractive rear facing garden aspect, fireplace, oak wood flooring.

Modern fitted kitchen leading into the rear extension dining room which is flooded with light from a large overhead roof lantern and bifolding doors that lead out into the rear garden.

Door to utility room. Guest cloakroom.

Separate entrance door to side/front of property.







First floor landing with useful understairs storage.

Grand master bedroom with a lovely green aspect out over the front of the property, a fireplace, two sets of built-in cupboards.

Bedroom two with pretty rear garden aspect, two sets of built-in wardrobes.

Family bathroom with suite comprising freestanding bath, good sized walk-in shower, wall hung WC, wash hand basin, rear aspect window with plantation shutters, cupboard housing CH boiler.

Stairs to top floor bedroom three with good eaves storage, built-in wardrobe and ensuite shower room.

Outside

There is a generous front garden with lawn, boundary hedging, a gravel pathway, off-street parking area for two vehicles, and an EV charging point. Sunnybank also benefits from resident's permit parking.

Beautiful rear garden with terracing and seating areas, external lighting, steps leading up to a further gravelled area which could be perfect for alfresco dining, continuing on to a lawned area, side borders, numerous mature plantings and fishpond. Beyond is a small woodland area which is only accessed by two other properties, making it the perfect spot for children's play. Garden store.

General Information

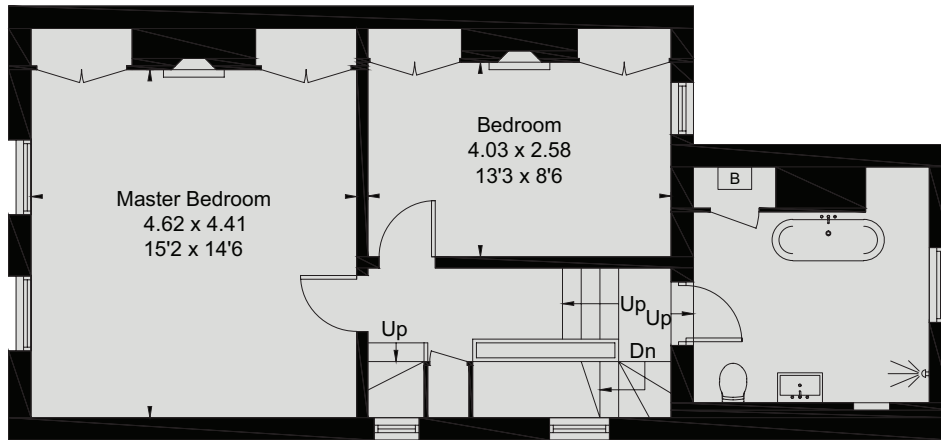
Bath & North East Somerset Council. Council Tax Band E.

The tenure is Freehold.

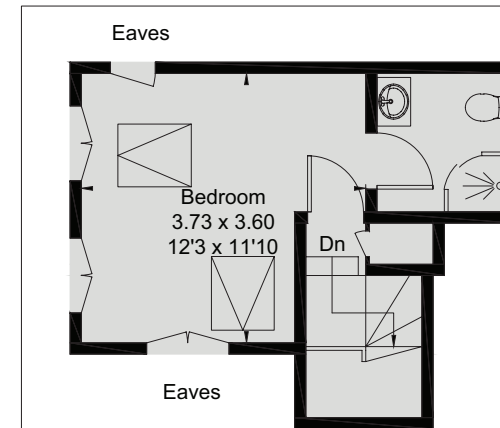
Mains services connected.



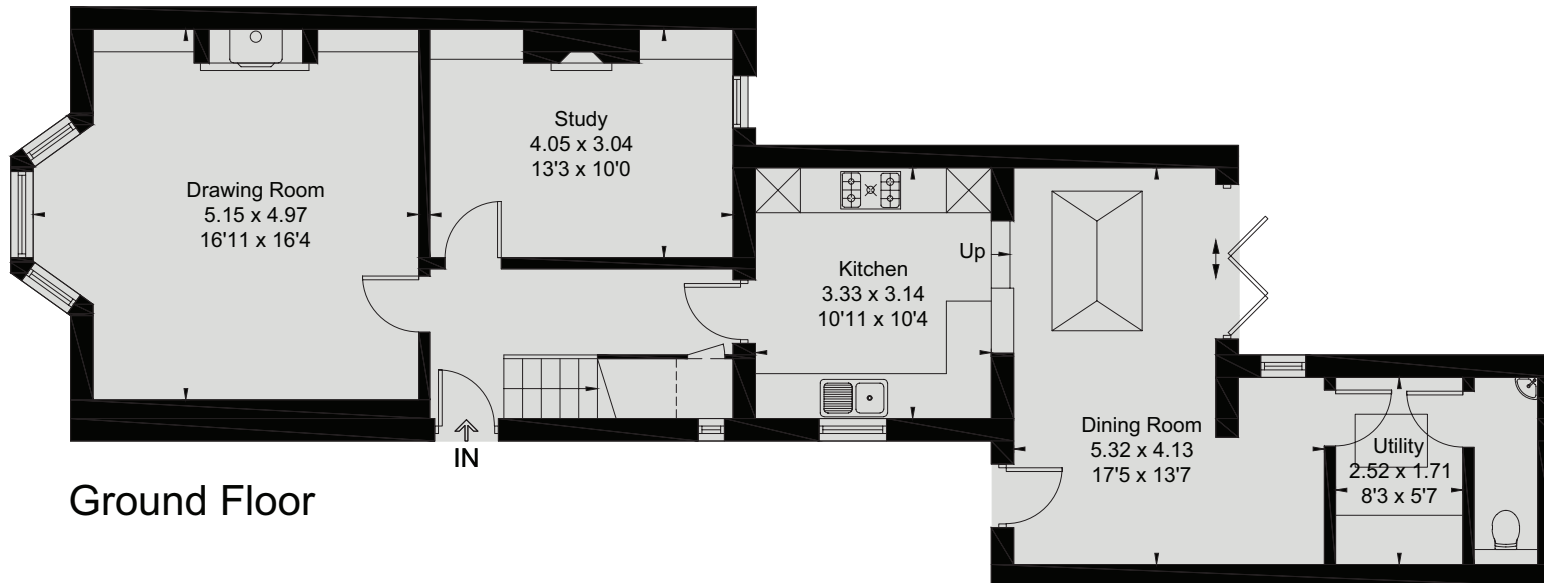
Approximate Area = 158.8 sq m / 1709 sq ft
Including Limited Use Area 0.6 sq m / 6 sq ft



First Floor



Second Floor



Ground Floor

