



3 GOOLD CLOSE  
CORSTON  
BATH  
BA2 9AF  
OFFERS OVER £550,000

**SET IN A QUIET CUL-DE-SAC IN THE SOUGHT-AFTER VILLAGE OF CORSTON, CAN BE FOUND THIS FOUR BEDROOM SEMI-DETACHED HOME, BENEFITTING FROM AN EXTENDED GROUND FLOOR ARRANGEMENT, AND OFFERING UNINTERRUPTED VIEWS OVER NEIGHBOURING ROLLING COUNTRYSIDE.**

Found to the fringes of the Georgian city of Bath, this picturesque village location is perfect for those searching for a countryside lifestyle, whilst having city living on the doorstep. Corston also benefits from being on excellent bus routes between Bath & Bristol, whilst the local village shop offers nearby convenience for everyday essentials.

The home boasts a sizeable footprint, spanning over 1500 Sq ft, and enjoys a versatile ground floor arrangement which is sure to appeal to families looking for flexible living. The property welcomes with an entrance porch, that opens into the contemporary open plan kitchen/diner space. The kitchen is finished with premium features to include stone worksurfaces, plinth lighting & a selection of integrated appliances, whilst also offering ample storage & worktop space. This contemporary room lends itself to entertaining, perfect for hosting family & friends, and features double doors that open into the lounge, resulting in an enviable social space.

The lounge is framed by statement full width bi-folding doors, overlooking the countryside backdrop, and also enjoys a statement vaulted ceiling, and newly installed log burner, perfect for the winter nights around the fire. Furthermore, the ground floor offers an additional versatile room, currently utilised as a sizeable fourth bedroom, however also lends itself as a further reception space or playroom should it be required. Not all style without substance though, the ground floor also benefits from sought-after practicalities, such as a large utility room, downstairs shower room, and study area, sure to appeal to the modern family home mover.

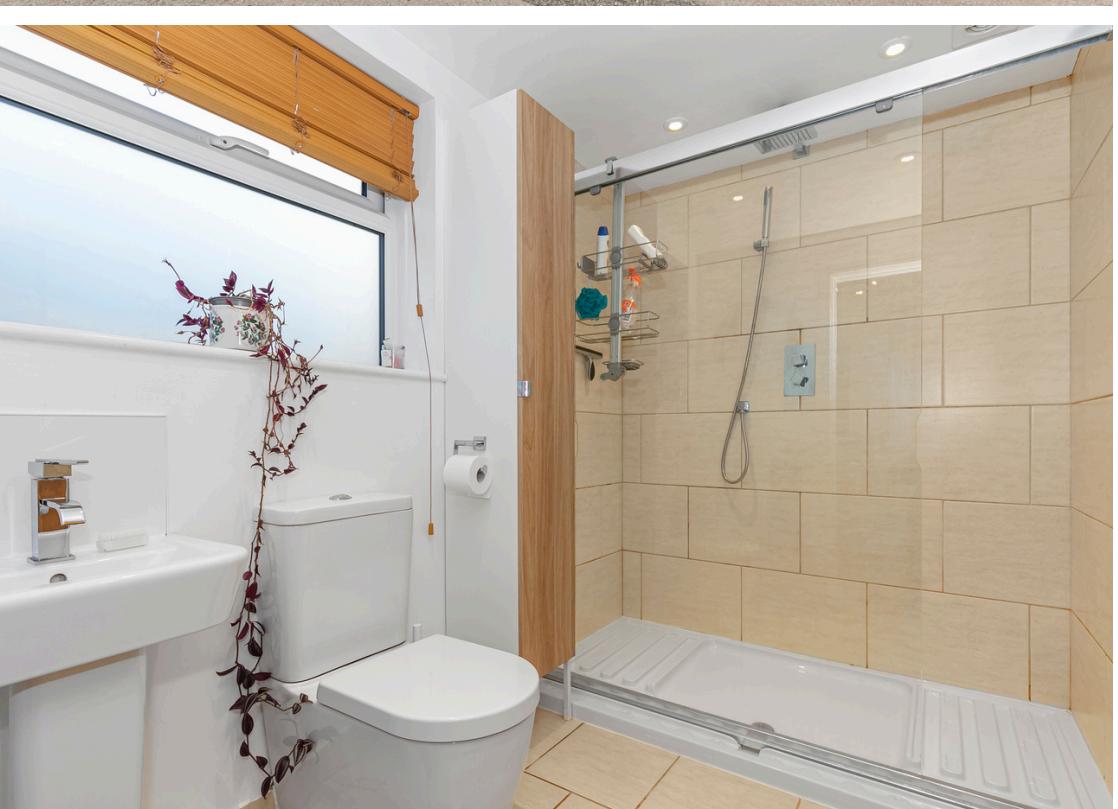
Upstairs, the first floor offers three double bedrooms, all positioned to the rear aspect to enjoy the outstanding views. Finally, completing the internal offering is a newly replaced three piece bathroom, finished with an L shaped bath with rainfall shower over.

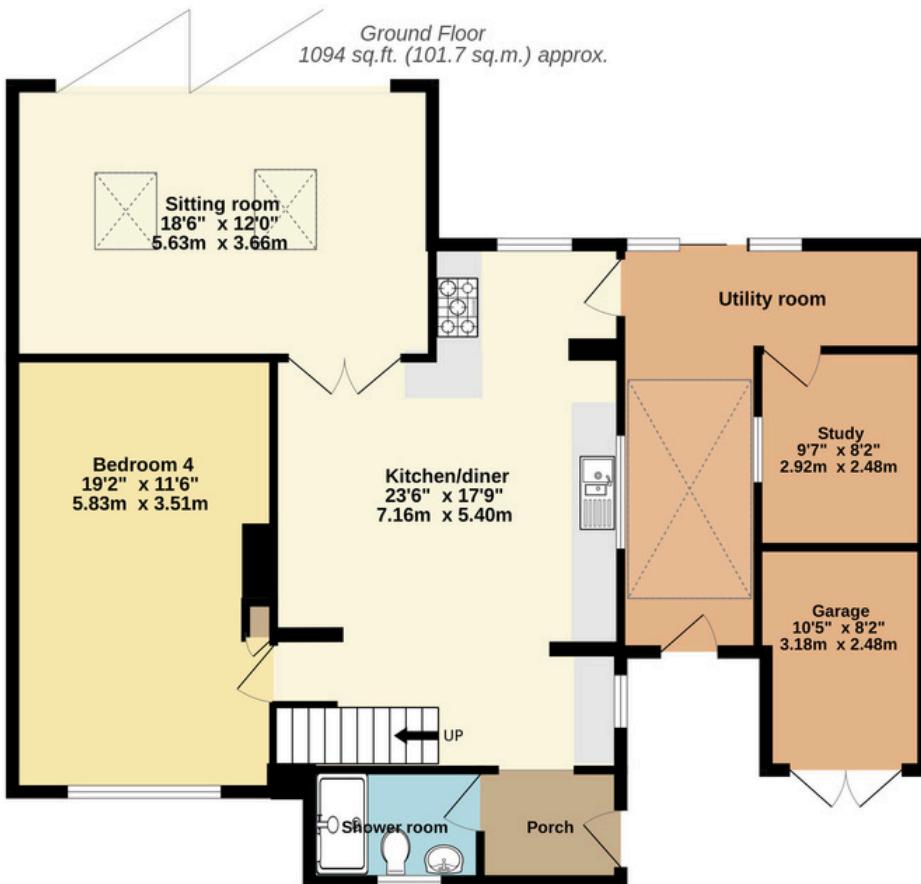
Externally, this attractive family home continues to impress, with a landscaped rear garden. The garden is mainly laid to lawn with mature boarders, and features a large patio perfect for hosting summer BBQ's. Furthermore, the garden enjoys enviable privacy from nearby homes, and the neighbouring rolling fields act as the perfect backdrop to enjoy long summer afternoons outside. To the front aspect of the home, the driveway parking can service three cars comfortably, whilst the garage store offers handy storage space.

**A COMPLETE FAMILY HOME SET IN AN IDYLLIC VILLAGE SPOT, THIS RARE OFFERING SIMPLY MUST BE VIEWED.**







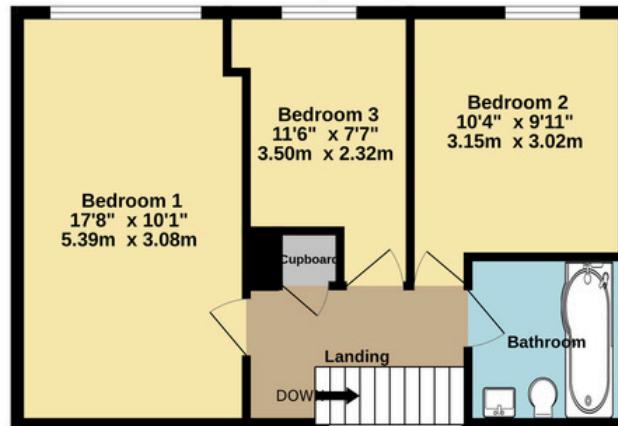


TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1st Floor  
484 sq.ft. (45.0 sq.m.) approx.



#### Energy performance certificate (EPC)

3 Good Close Cotton BATH BA2 9AF	Energy rating <b>C</b>	Valid until: 27 October 2035
	Certificate number 1635-2020-5609-0223-6226	

Property type  
Semi-detached house

Total floor area  
149 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

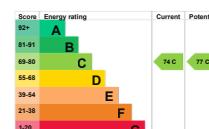
#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

