



- Living room with log burner
- Dining area with bi-fold doors
- Kitchen with utility and larder
- Cinema/snug
- Three bedrooms at first floor with en suite and family shower room
- Additional bedroom to second floor
- Cinema/Snug
- Master bedroom with en suite and walk-in wardrobe
- Second floor with further bedroom
- Garden room

2 The Paddocks, Bath Road, Wick, Bristol, BS30 5RL
£775,000 Freehold



8'4" x 8'11" (2.55 x 2.72) **Hallway**

16'8" x 16'8" (5.10 x 5.09) **Living Room**

8'8" x 18'10" (2.66 x 5.75) **Dining Area**

8'8" x 18'10" (2.66 x 5.75) **Kitchen**

17'3" x 14'0" (5.27 x 4.27) **Utility**

5'9" x 10'10" (1.76 x 3.31) **Cinema Room/Snug**

9'10" x 10'1" (3.01 x 3.09) **Wet Room**

5'5" x 5'3" (1.66 x 1.62) **First Floor Landing**

16'0" x 12'8" (4.90 x 3.88) **Bedroom**

5'8" x 8'9" (1.74 x 2.68) **En Suite**

12'8" x 10'10" (3.88 x 3.32) **Bedroom**

7'0" x 10'6" (2.14 x 3.21) **Bedroom**

5'6" x 6'10" (1.70 x 2.10) **Bathroom**

11'2" x 18'1" (3.41 x 5.52) **Bedroom**

12'0" x 23'4" (3.68 x 7.13) **Garden Room**

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Substantial family home in a stunning countryside setting

Situated on an expansive plot, with extensive off-street parking and a truly spectacular rear garden, this impressive family home offers generous living space and a lifestyle to match.

Step inside to a welcoming entrance hallway leading to a stylish living room with Herringbone style flooring and log burner, and an eye-catching kitchen/breakfast room with utility and larder. Finished in dark anthracite tones, the island kitchen opens seamlessly into a light-filled dining area, with bi-fold doors framing views of the beautifully landscaped garden with garden room and various seating areas. Additional ground floor features include a practical utility room, downstairs cloakroom/wet room, and a versatile snug/cinema room perfect for relaxed evenings or movie nights.

Upstairs, the first floor hosts three well-proportioned bedrooms, including a generous master with en-suite and walk-in wardrobe, as well as a family bathroom.

A further spacious bedroom occupies the second floor, ideal as a guest suite or teenager's retreat.

Large windows throughout flood the home with natural light, with many of the principal rooms enjoying far-reaching views over picturesque countryside.

the location

Nestled on the edge of the former Tracy Park Golf Club, this outstanding home benefits from a prime semi-rural location, with easy access to both Bristol and Bath. Excellent transport links are close by, including the A4174 Ring Road and the M4/M5 motorway network, making it ideal for commuters.

just a thought...

If you haven't considered this location before - think again. This is a rare opportunity to enjoy a peaceful country lifestyle, without sacrificing convenience. A home that truly offers the best of both worlds!

Substantial family home in a stunning countryside setting