

Bath Road, BS30



## BATH ROAD, BS30

Located in the hamlet of Bridgegate with views across neighbouring countryside is this attractive four bedroom detached family home. Offering well proportioned accommodation including a spacious kitchen/dining room, study and a master bedroom with an en-suite.

### ACCOMMODATION

Lounge

Kitchen/Dining Room

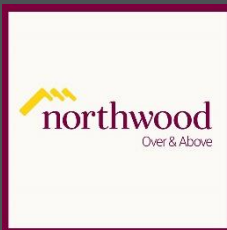
Study

Cloakroom

Master Bedroom with En-suite

Three Further Bedrooms

Family Bathroom







## DESCRIPTION

Upon arrival at the house you are greeted by an expansive gravelled driveway which offers ample parking and culminates at the generous garage with electric roller door. A pathway from the drives leads to the front door.

Step through the front door and you are taking to the hallway, with stairs rising to the first floor and doors to the relevant rooms on the ground floor.

On your left a door leads through to the generous kitchen/dining area, perfect for family living. The kitchen is fitted with a range of modern wall and floor units with ample worksurface space and is further complimented by attractive floor tiles, a theme which continues into the dining area. The kitchen benefits from an integrated oven, a 5 burner gas hob with cooker hood plus a fridge/freezer, dishwasher and washing machine. A door from the kitchen leads to the garden and driveway.

The dining area overlooks the front of the house, the windows are fitted with high quality shutters, also within the dining area is a wood burning stove, perfect for cosy winter evenings.

At the far end of the hallway is the lounge, this near square room is a perfect space for relaxing with the family or entertaining during the summer months.

The lounge adjoins the garden and double doors, with shutters, lead from the lounge directly to the garden, making this a sociable room to enjoy.

Also on the ground floor is a study, perfect for working from home. There is also a cloakroom with a WC and wash hand basin as well as a heated towel rail.

The attractive staircase with its arched window, with shutters, leads to the first floor landing. On the first floor you will find four bedrooms and a family bathroom. The master bedroom is located at the front of the house and is a generous double bedroom with an en-suite shower room, the en-suite consists of a shower, WC and wash hand basin. At the front of the house is another generous double bedroom. To the rear of the house are two additional bedrooms, one is currently arranged as a dressing room with a range of fitted wardrobes. The family bathroom with P shaped bath with shower, WC and wash hand basin completes the first floor accommodation.

Outside there is garden to the front, side and rear of the house, mainly laid to lawn as well as ample parking and a garage with roller door and light and power connected.

# SITUATION

Located in Bridgegate, this property is ideally placed for those who are wanting countryside on their doorstep whilst retaining easy access to the region's main cities and motorway network.

Nearby facilities include a selection of Public Houses, countryside walks, the Bristol to Bath cycle network and a couple of highly regarded golf courses.

There is a retail park at Longwell Green and the neighbouring town of Kingswood offers day to day shopping including a supermarket and a number of independent retailers.

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M4 motorway can be accessed via the nearby A4174, mainline rail connections to London Paddington are offered at Keynsham station (3.5 miles away). For those looking to travel further afield, Bristol International Airport is 14 miles away and offers regular domestic and international flights.

# GENERAL

Tenure – Freehold. Services - Mains water, mains drainage, mains gas central heating. Postcode – BS30 5JW. Energy Performance Certificate – Rated B. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777

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