



20 Entry Hill, Bath. BA2 5NQ

Asking Price: £835,000



4 double bedrooms



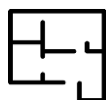
Bathroom and shower room



Very generous gardens to front and rear.



Large driveway parking and garage



1538 Sq. ft. / 143 Sq. m.

The Property

- Wonderful, detached family home
- Spacious and airy accommodation
- 4 double bedrooms with lovely views
- Excellent driveway parking and single garage
- Very generous mature gardens

The location

- Situated on the mid-slopes of Entry Hill
- Lovely, elevated position above the city
- A gentle downhill stroll to the Bear Flat shops
- Attractive woodland walks nearby
- 1.3 miles walk to Bath Spa train station





The Property: This wonderful, detached family home offers spacious, light and airy living in a wonderfully sized garden. There is the bonus of expansive front and rear plots and lovely views on the mid slopes of sought-after Entry Hill.

Ground Floor: The property begins with steps up to the open vestibule and main front entrance. The spacious hallway features a full-length window and wooden flooring. From here, there are stairs to the first floor, understairs cupboard and the benefit of a downstairs shower room comprising a shower cubicle, handbasin and WC.

The generous 23' sitting/dining room enjoys dual aspects with lovely views across Entry Hill to the front and up to the large garden via French doors, to the rear. There is further wooden flooring, a modern gas fire and plenty of space for both settees and a dining table.

Across the hallway, a spacious additional reception room has a lovely, semi-rural, front outlook and is ideal either as a formal dining room, study or TV room.

The kitchen, to the rear of the property comprises a selection of integral wooden units with roll-edge worktops and recessed spotlights. There is plumbing for a washing machine, tumble drier and dishwasher and a built-in double electric oven and gas hob. The kitchen leads through to a rear conservatory with access directly to the rear garden.





First Floor: Upstairs, the landing is filled with natural light and leads to 4 bedrooms and bathroom.

All 4 bedrooms are good double rooms with bedrooms 1 and 2 overlooking the expansive rear and side gardens respectively whilst bedrooms 3 and 4 have a broad outlook across the front garden, driveway pull-in and Entry Hill, itself.

The bathroom is fitted with a white suite of panelled bath (with shower over) WC and handbasin.

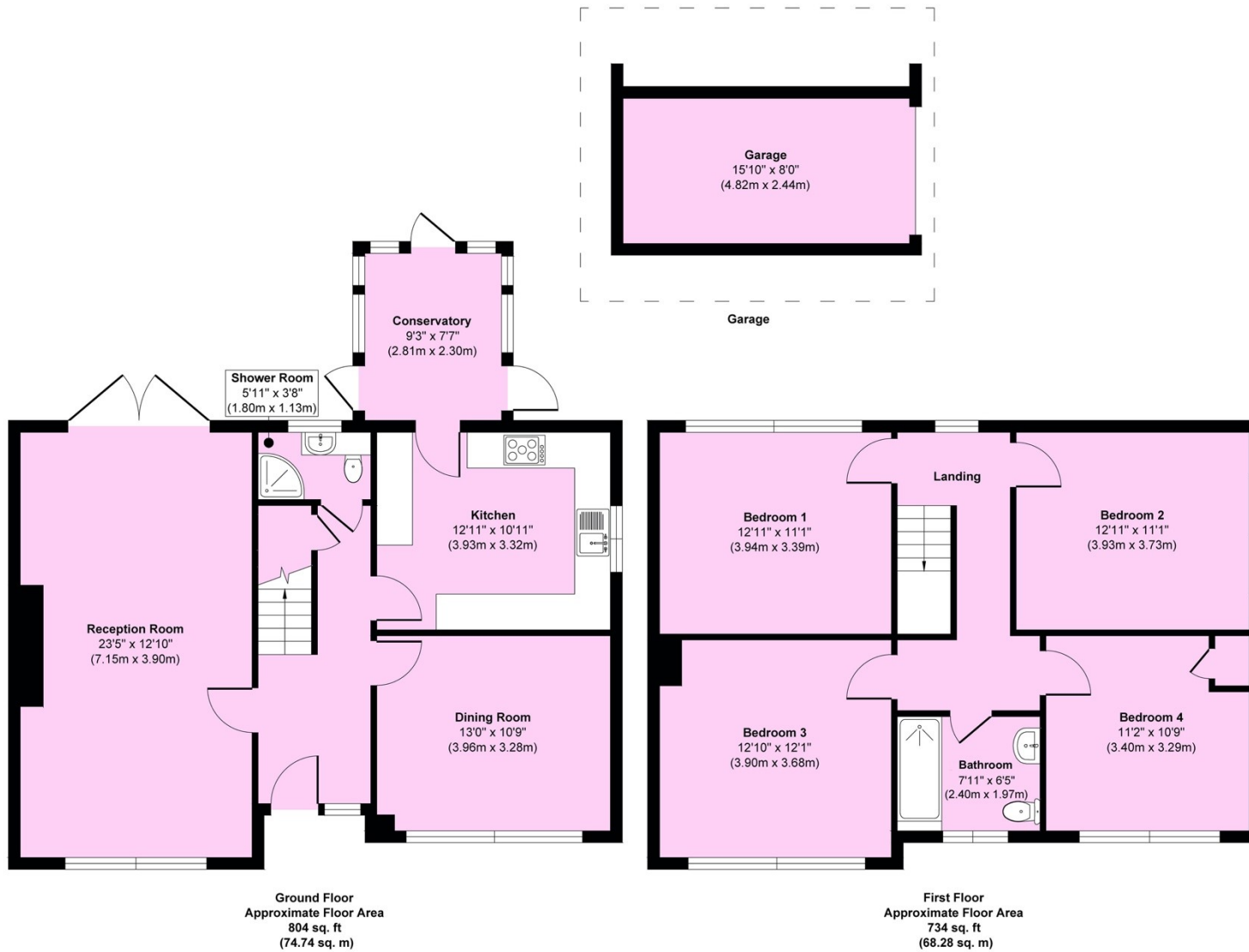
Outside: 20 Entry Hill excels in outdoor space. There are extremely generous, inclined gardens surrounding the property.

To the front, there is a large lawn with mature trees and wonderful, rarely available, private parking pull-in for at least 5 vehicles. There is also a single garage with space for a small vehicle in front.

The rear garden begins with a patio and attractive decked seating area and continues with a sweeping lawn up to beautiful mature tree surrounded by mature shrubs and bushes. It is a fantastic outdoor space ideal for landscaping and enjoying.

Directions: From the Churchill Bridge roundabout, take the A367 Wells Road to Bear Flat and continue up, forking left on to Entry Hill. Continue onwards and bend round and past Entry Hill Drive where the property is next door, on your left hand side.





Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 1538 SQ. FT / 143.02 SQ. M (without garage)

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property



