



40, Westfield Close, Bath. BA2 2EB

Asking Price: £1,075,000



5 bedrooms



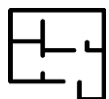
Bathroom, 2 ensuite shower rooms, cloakroom and sauna with extra shower



Generous gardens



Garage and driveway parking



2195 Sq. ft. / 204 Sq. m.



The Property

- Stunning detached family home
- No onward chain
- Extended Kitchen/Dining Room
- Lovely, panoramic views
- Crisp, contemporary styling
- Perfect for growing families
- Generous gardens and parking

The Location

- Very sought-after cul-de sac position just off Englishcombe Lane
- Good road access to Bristol
- Excellently located for Moorlands, Hayesfield and Beechen Cliff Schools
- Bear Flat Shops – 0.7 miles walk
- Bath Spa Station – 1.5 miles walk
- Close to Tesco Express on Englishcombe Lane



The Property: A wonderful and rare opportunity to acquire this superb, detached family home with excellent space, high quality finish and good-sized plot. The property which is arranged over two storeys has undergone side and rear extensions, adding a large family dining room, generous bedroom with ensuite, and downstairs sauna and shower area.

Ground floor: The property begins with a light and airy entrance porch with a cloakroom off. The spacious hallway accesses all reception rooms and includes the benefit of a utility room.

The kitchen-dining room is extremely spacious as a result of a sympathetic rear extension. The kitchen comprises a selection of shaker-style units with black granite worktops under recessed spotlights. There is also a generous island unit with a five-ring Neff gas hob. Additional integrated appliances include a Neff double oven, Bosch dishwasher and a microwave. The family dining area features French doors to the patio, and six double glazed windows overlooking the garden. There is excellent space for a large dining table and additional sofa if desired.

The sitting room is also spacious, with dual aspects, including further French doors to the garden and a handsome Bath stone fireplace with gas flame fire.

Finally, the large additional front reception room has a splayed bay double glazed window, built in book casing and offers a perfect space for relaxing or creating a large home-office.





First floor: The generous landing, filled with natural light leads to 5 bedrooms and a bathroom. Bedroom 1 is a spacious double with high-quality built-in wardrobes and the benefit of an ensuite shower room with WC and handbasin. Bedrooms 2 and 3 are also good-sized double rooms, with the former featuring a front bay window, and the latter benefitting from an additional ensuite shower room. Bedrooms 4 and 5 are a medium rear double and front single room respectively. The bathroom is contemporary in style with a panelled bath, shower cubicle, WC and basin. Of particular note are the lovely views from the front of the property across north and east Bath.

Outside: There are broad front gardens with a mixture of shingling, mature shrubs and generous driveway parking. The rear gardens provide plenty of outdoor space, with a large patio for entertaining, and generous lawn leading to a lower seating area. Finally, there is a tucked away ancillary space, perfect for adding a garden shed and other storage.

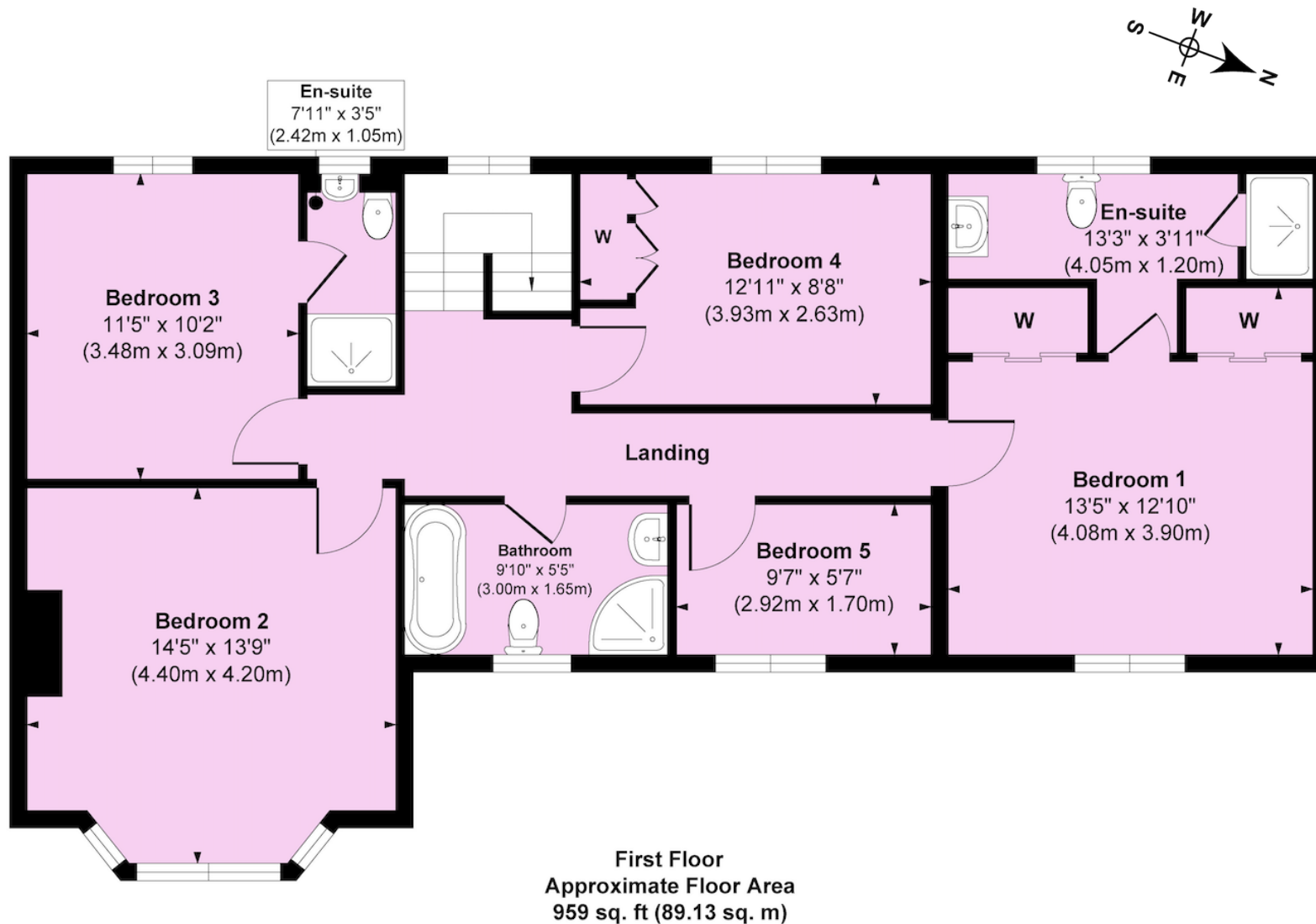


Off the patio there is the bonus of a downstairs shower room and Tylo Scandinavian sauna, as well as an excellent storage facility. To the front of the house, the garage provides further useful storage, and is currently used as a keep fit zone.



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.

Directions: From the Churchill Bridge roundabout, take the A367 Wells Road towards Bear Flat and then fork right onto Bloomfield Road. Take the third right turn onto Englishcombe Lane and first left turn into Westfield Close where the property can be found soon after on the right-hand side.



APPROX. GROSS INTERNAL FLOOR AREA 2195 SQ. FT / 203.96 SQ. M

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.

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