



## 22 Meadlands

Corston, Bath, BA2 9AS

£1,850



An extended Terraced family home situated at the head of the cul-de-sac, backing onto woodland and fields in the popular village of Corston.

Entering the hall there is a study to the left and snug beyond. To your right you will discover the living room of near 6 m that in turn opens into the dining area beyond. Ample space here to relax and the natural stone fire place as a focal point. The kitchen dining room, is flooded with light from the rear and above, natural wooden work tops and Victorian style tiling makes you feel homely and relaxed. a great space to gather. Linking back to the hall is a wonderful snug, such a great space that children could use, if they are lucky! Back to the front door there is a study to the side, perfect for todays lifestyles.

Behind the kitchen is a utility room and to the side a cloakroom.

The first floor has an open landing which lead to four bedrooms and a bathroom. The main bedroom follows the immaculate presentation with themes of grey and teal. The guest room has woodland views and its own en-suite shower room. The other two bedrooms set up for children with bed and work spaces.

Externally the front is laid to parking for two cars. The rear is enclosed with a patio area immediately behind the French doors of the dining room, a lawn area and play area. The garden has a gate that leads on into woodland and more



## GROUND FLOOR

### HALLWAY

An obscure double glazed door to the front aspect, recessed spot lights, antique style radiator, stairs to the first floor and laminate flooring.

### LIVING ROOM 18'5" x 12'1" (5.63m x 3.69m )

A double glazed window to the front aspect, opening to the rear leading into the kitchen/dining room, coved ceiling, two wall lights, a natural stone fireplace and hearth, one antique style radiator, television point and laminate flooring.

### KITCHEN/DINING ROOM 17'2" x 10'4" (5.24m x 3.16m )

A double glazed window, French doors and skylight all to the rear aspect, side access to the utility room and snug, recessed spotlights, smoke alarm, a range of wall and base units with tiled splash backs and wooden work surfaces, including a breakfast bar. There is a ceramic sink drainer with a mixer tap, a SMEG mini range style cooker with an extractor hood over plus space for a dishwasher. Finished with a radiator and tiled flooring.

### SNUG 9'3" x 12'4" (2.83m x 3.78m)

Opening into the hallway and the kitchen area, recessed spot lights, fitted bespoke shelving, television point, antique style radiator and laminate flooring.

### STUDY 8'9" x 6'0" (2.68m x 1.83m )

A double glazed window to the front aspect, radiator and a fuse box cupboard also housing meters.(the property is presently supplied with Virgin broadband)

### UTILITY ROOM 10'4" x 4'7" (3.16m x 1.42m )

An obscure double glazed door to the rear aspect, recessed spot lights, loft hatch, wall mounted Worcester boiler, base units with a laminate work surface, tiled splash backs. There is space for an American style fridge/freezer, washing machine and tumble dryer, Finished with a radiator and tiled flooring.

### CLOAKROOM 4'9" x 2'2" (1.47m x 0.68m )

Bi folding doors into, recessed spot lights, low level WC, wall mounted wash hand basin, partially tiled walls and tiled flooring.

## FIRST FLOOR

### LANDING

Smoke alarm, loft hatch and an airing cupboard with shelving.

### BEDROOM ONE 12'1" x 10'6" (3.70m x 3.22m)

A double glazed window to the front aspect, storage cupboard and a radiator.

### BEDROOM TWO 11'9" max x 10'3" (3.59m max x 3.14m )

A double glazed window to the rear aspect and a radiator.

### EN-SUITE 6'7" x 3'2" (2.02m x 0.98m)

An obscure double glazed window to the rear aspect, extractor fan, tiled walls, a shower cubicle with a glass folding door and mixer shower over, low level WC, pedestal wash hand basin, heated chrome towel radiator and tiled flooring.

### BEDROOM THREE 9'1" x 7'8" (2.79m x 2.34m )

A double glazed window to the rear aspect and a radiator.

### BEDROOM FOUR 12'5" to door recess x 9'1" (3.81m to door recess x 2.77m )

A double glazed window to the front aspect and a radiator.

### BATHROOM 8'0" x 5'9" (2.46m x 1.76m)

An obscure double glazed window to the rear aspect, a high level WC, pedestal wash hand basin, and panel bath with a glass shower screen and shower attachment, heated chrome towel radiator, partially tiled walls and tiled flooring.

## EXTERNALLY

### FRONT PARKING

Block paved and providing space for two cars

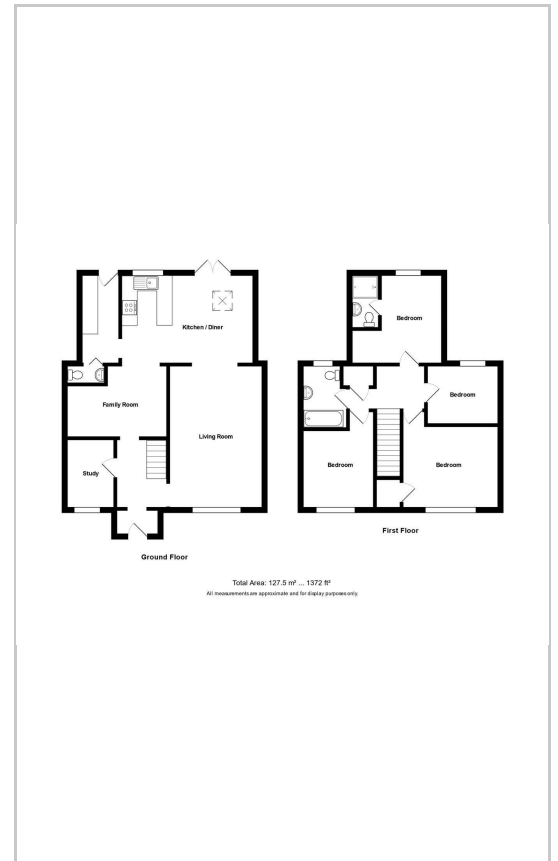
### REAR GARDEN

Enclosed by wooden fencing with a rear access gate. There is a patio area that is elevated above the garden and is directly accessed via the dining room. The garden is laid to lawn with a play area of wooden bark chipping, planted borders with shrubs, some trees and an outside tap. The gate leads to the woodland and stream, Corston brook wood, plus there is an open field and park across from the rear of the property.

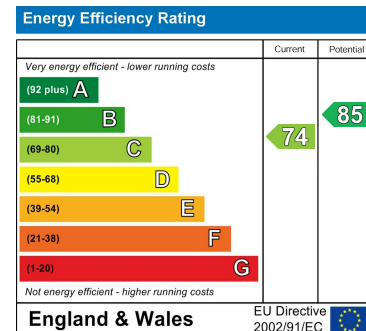
## Area Map



## Floor Plans



## Energy Efficiency Graph



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1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9868300 Email: [lettings@daviesandway.com](mailto:lettings@daviesandway.com) <https://www.daviesandway.com>