



15 Upper Furlong, Timsbury, Bath, BA2 0NN

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- Detached Residence in Quiet Cul de Sac
- Open Plan Concept Living
- Bi-folding doors to Terrace
- Luxury Kitchen with Central Island
- Sitting Room with French Doors to Garden
- Principal Bedroom with Modern Ensuite
- Three Further Double Bedrooms
- Modern Family Bathroom
- Bonus Room /Gym
- Countryside Views



OPEN PLAN CONCEPT!!

If you are looking for a stylish home in a quiet location than look no further. This is well planned and thought out property having been upgraded to create something special. The centre of the home is the stunning kitchen with an oversized island and integral appliances with the added luxury of underfloor heating. Bi-folding doors lead to a large terrace which is perfect for entertaining. The sitting room has French doors to the rear garden with views over the fields and a projector for watching all the latest movies.

A bonus room is currently used as a gym/office. The essential downstairs loo completed the ground floor.

Upstairs there are four double bedrooms, the principal of which has a modern ensuite shower room - all bedrooms have great storage in the form of fitted wardrobes.

The family bathroom is modern with a heated towel rail.

Outside the garden is fully enclosed and mostly lawned with 2 terraces and a hot tub.

There is parking for several cars.

We are looking forward to showing you this lovely property!!

Timsbury is a popular country village which lies some 5 miles south of the Georgian City of Bath which has a great range local facilities. The village itself offers a range of local amenities including a hairdressers, chemist, convenience store, primary school, church, doctors surgery, public house and community hall. There are lovely walks in the area - you can discover remains of early coal mining blended into the landscape, such as the Somersetshire Coal Canal.

The village is well placed for commuting to both Bristol and Bath with a bus service and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World





ROOM DIMENSIONS

Ground Floor

PORCH 4'9" x 3'4"

KITCHEN/DINING ROOM 18'2" x 22'0"

SITTING ROOM 12'1" x 21'6"

GYM/STUDY 11'6" x 16'8"

LOO 5'5" x 3'6"

First Floor

LANDING 13'3" x 10'8"

BEDROOM 11'8" x 12'4"

ENSUITE 5'2" x 7'5"

BEDROOM 12'2" x 10'3"

BEDROOM 7'9" x 8'9"

BEDROOM 8'6" x 8'8"

BATHROOM 7'0" x 5'5"

Outside

STORE 5'5" x 3'6"



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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