



Manor Gardens, Farmborough, Bath, BA2 0AS

Guide Price £575,000

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Manor Gardens, Farmborough, Bath, BA2 0AS

A fine detached house that has been renovated to a very high standard creating a five bedroom home of style complimented with Solar panels and a very respectable C energy rating, located in the popular village of Farmborough. Then to further add to the appeal its located in a quiet cul-de-sac backing onto open fields!

A wonderful family home with a 7.5 metre kitchen of high quality, with bi-folds to the landscaped rear garden. A living room over looks the deep front gardens A cloakroom, utility room for convenience. A downstairs bedroom with its own en-suite opens up a variety of family options. The first floor provides four further bedrooms and a sumptuous modern shower room with two wash basins. Choose your room!

The rear garden is a landscaped haven of joy, here you will find a variety of textures, areas to enjoy, flora and bask in the country sun and fresh air. Parking is easy on the ample block paved driveway.

To view quote reference NF0664





Hallway

Door to the front aspect with obscure glazing and two obscure double glazed windows either side, smoke alarm, stairs to the first floor, radiator, telephone point and Karndean luxury vinyl flooring.

Cloakroom

1.54m x 0.84m (5'0" x 2'9")

Obscure double glazed window to the side aspect, corner vanity unit with wash hand basin and tiled splash back, low level WC, radiator and Karndean luxury vinyl flooring.

Living Room

5.36m x 3.03m (17'7" x 9'11")

Double glazed window to the front aspect, bi-folding wooden doors to the dining room, coved ceiling, fire place with electric fire, radiator, television aerial and Karndean luxury vinyl flooring.





Kitchen/Dining Room

7.57m x 3.16m (24'10" x 10'4")

Double glazed Bi-folding doors and a double glazed window to the rear aspect, Bi-folding wooden doors to the living room and access doors to the hallway and utility room.

There is a range of wall and base units, including a breakfast bar, in a teal colour with granite work surfaces with a one & half bowl sink with mixer taps. A wide range of integral appliances including a Neff hide & slide oven, induction hob, base unit retractable extractor, dishwasher and space for a full height Fridge.

There are also two radiators, television aerial and Karndean luxury vinyl flooring.

Utility Room

3.27m x 2.65m (10'8" x 8'8")

Obscure double glazed door to the side aspect with a double glazed window to the rear aspect, recessed spot lights, loft hatch with pull down wooden ladder, wall mounted Vaillant boiler.



hatch radiator and television aerial.

En-suite

0m x 0m (0'0" x 0'0")

Double glazed window to the front aspect, recessed spot lights, cupboard housing the fuse box and meters and Karndean luxury vinyl flooring. There is a three piece white suite comprising a corner shower cubicle and electronic shower over, vanity unit with a wash hand basin and a low level WC.

Landing

Double glazed window to the side aspect, loft hatch with a wooden pull down ladder, linen cupboard with shelving and a radiator.

Bedroom One

3.66m x 3.34m (12'0" x 10'11")

Double glazed window to the front aspect with a radiator.



Bedroom Two

3.36m x 2.76m (11'0" x 9'0")

Double glazed window to the front aspect with a fitted double wardrobe and a radiator.

Bedroom Three

3.35m x 2.77m (10'11" x 9'1")

Double glazed window to the rear aspect with a radiator.

Bedroom Four

2.51m x 2.35m (8'2" x 7'8")

Double glazed window to the rear aspect, coved ceiling and a radiator.





Shower Room

2.34m x 2.07m (7'8" x 6'9")

Obscure double glazed window to the rear aspect, extractor fan, partially tiled walls, chrome towel, shaving socket, radiator and vinyl flooring.

There is a modern white suite comprising of a double shower cubicle with a mixer shower over, a pair of matching vanity units with wash hand basins and a low level WC.



Driveway

Block paved driveway that can accommodate three cars.

Agents Notes

The property comes with privately owned photovoltaic solar panels which the vendor advise brings a return of £2000 per annum from the National Grid.



Rear Garden

17.5m x 14.7m (57'4" x 48'2")

A level landscaped garden fully enclosed by a wooden fence with a side access gate. The main area is lawn with a sweeping patio area across the width of the property. Deep filled bed with a mixture of shrubs and flowers, including a beautiful Acer tree. To the side is a summer house and two further wooden sheds for storage. There are outside lights, water tap and power socket.

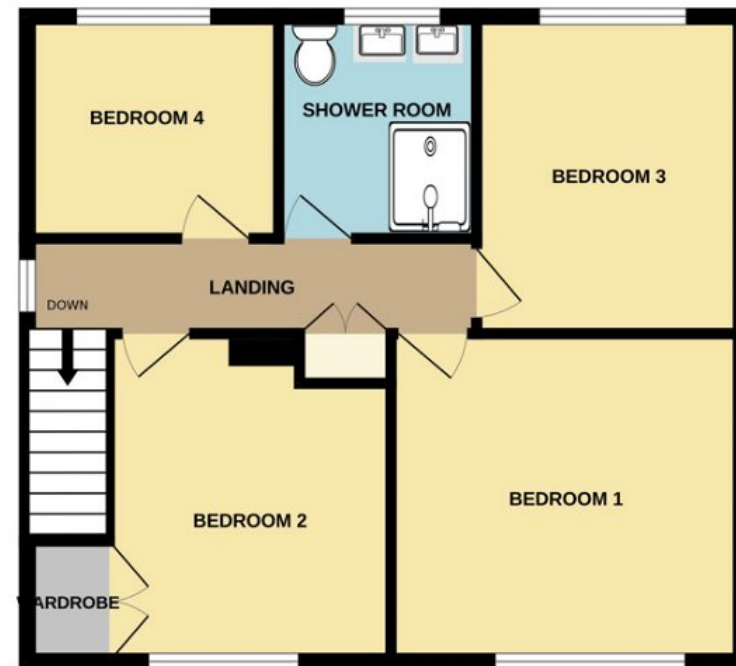


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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