



Cherry Tree House, Conygre Green, Timsbury, Bath, BA2 0JU

Guide Price £325,000

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Cherry Tree House, nestled in the serene Conygre Green in Timsbury, this detached individual build from 2017 offers a perfect blend of modern comfort and village charm. Ideal for families, couples, or downsizers, this turnkey property boasts a high standard of finish. Upon entering, you are greeted by a spacious hallway leading to a study, living room with dual aspect windows, and a kitchen dining room with wooden work surfaces overlooking the rear garden. Upstairs, the master bedroom impresses with electronic Velux windows and an en-suite, alongside two additional bedrooms and a modern bathroom. Outside, a generous garden and driveway for three cars provide ample outdoor space. Conveniently located 7 miles from Bath and 9 miles from Bristol, with a primary school, doctors, chemist, and supermarkets within reach, this home offers a peaceful retreat with urban conveniences.





Hallway

Door with obscure glazing and an obscure double glazed window to the front aspect, stairs leading to the first floor with understairs storage cupboard housing the consumer unit and laminate flooring.

Living Room

3.9m x 2.52m (12'9" x 8'3")

Double glazed windows to the front and side aspects, radiator, sockets with USB points and a television aerial.

Shower Room

2.33m x 1.44m (7'7" x 4'8")

Obscure double glazed window to the front aspect, extractor fan, partially tiled walls, heated chrome radiator and vinyl tiled floor. There is a three piece suite comprising a shower cubicle with electric shower over, pedestal wash hand basin and a low level WC.





Study

2.33m x 1.56m (7'7" x 5'1")

Double glazed window to the side aspect, radiator and laminate flooring.

Kitchen/Diner

6.87m x 3.01m max(22'6" x 9'10")

Double glazed French door and window to the rear aspect, recessed spot lights, wall mounted valiant boiler, a range of wall and base units with wooden work surfaces and a stainless steel sink/drain unit with mixer tap, radiator and laminate floor. There is a range on integral appliances comprising an electric oven, four ring gas hob, pull out extractor hood over and slimline dishwasher. There is also space for a fridge/freezer and washing machine.

Landing

Loft hatch and smoke alarm.



Bedroom One

6.32m x 2.56m (20'8" x 8'4")

Double glazed window to the front aspect and two double glazed Velux windows with electronic controls, radiator and laminate flooring.

En-Suite

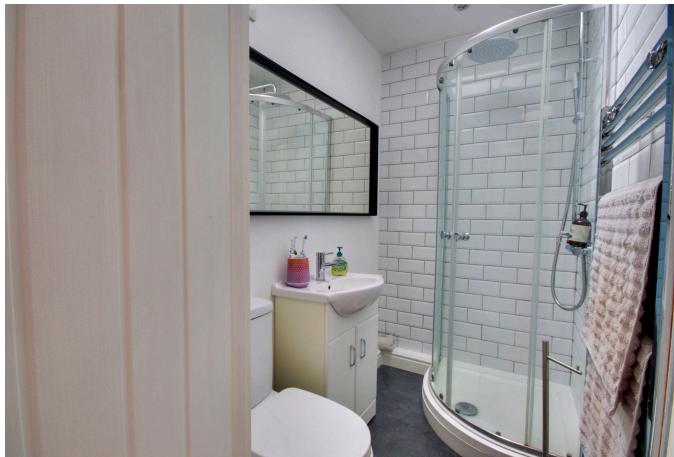
1.79m x 1.29m (5'10" x 4'2")

Double glazed Velux window, recessed spot light, partially tiled walls, chrome towel radiator and vinyl flooring. There is a three piece suite comprising a shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC.

Bedroom Two

3.51m x 2.54m (11'6" x 8'4")

Two double glazed Velux windows with electronic controls, radiator and laminate flooring.



Bedroom Three

2.7m x 2.34m (8'10" x 7'8")

Double glazed window to the front aspect, dado rail and a radiator.

Bathroom

1.81m x 1.7m (5'11" x 5'6")

Obscure double glazed window to the front aspect, extractor fan, recessed spot lights, partially tiled walls, chrome towel radiator and vinyl flooring. There is a three piece suite comprising a bath with shower attachment, pedestal wash hand basin and a low level WC.

Rear Garden

8.36m x 3.42m (27'5" x 11'2")

Enclosed by wooden fencing with a side access gate. Laid to lawn and patio with raised wooden planting borders. The garden wraps around and you can walk to the front along both sides.

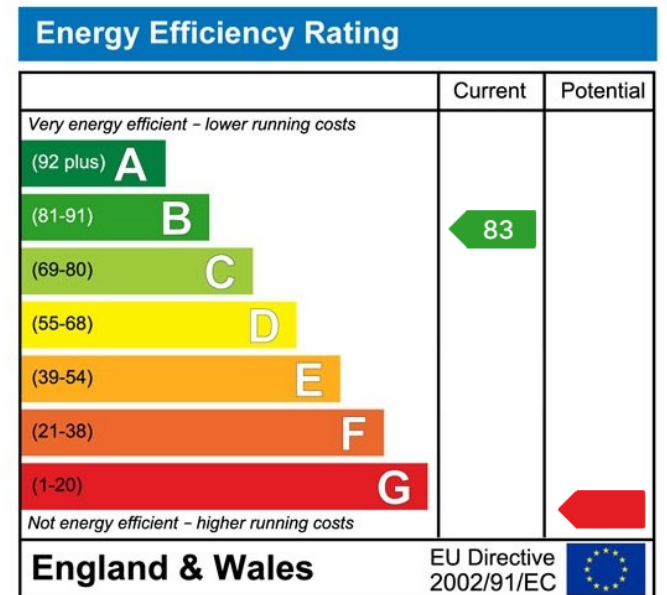




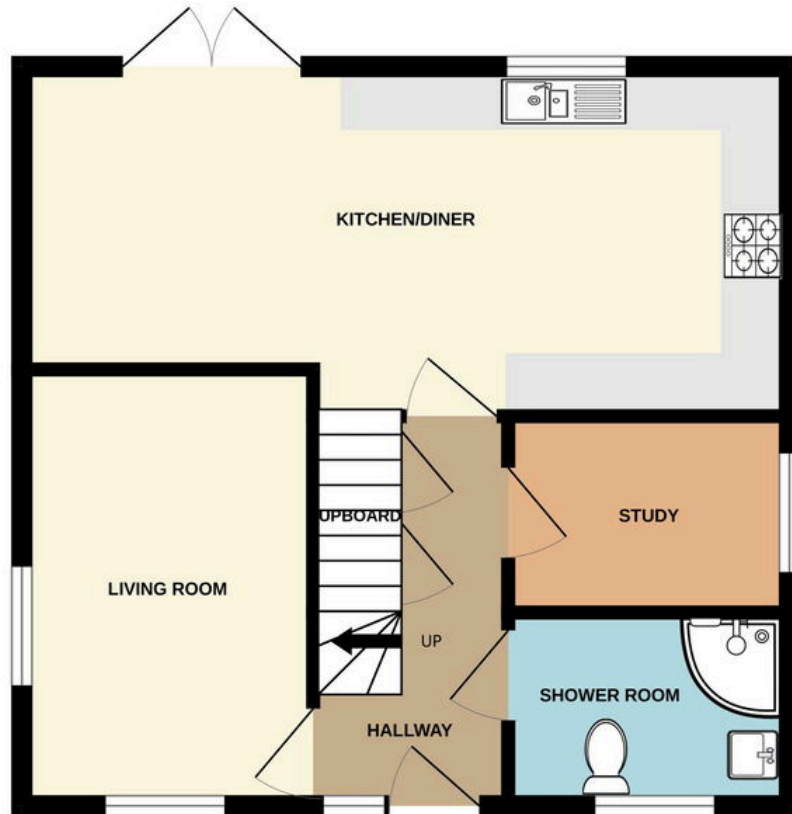
Drive Way

Wooden fence and block wall to the rear and side, wooden shed and is laid to Tarmacadam and provides space for three cars with ease.

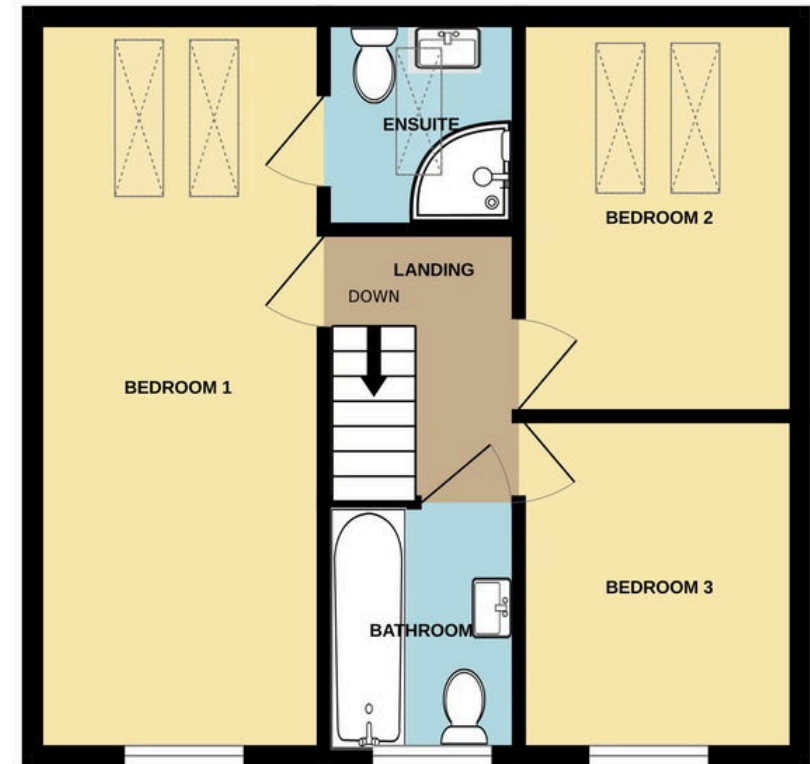
Agents Notes



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 904sq.ft. (84.0 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.