



Brookside Drive, Farmborough, BA2 0AX

Guide Price £375,000

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## Brookside Drive, Farmborough, BA2 0AX

Nestled in the charming village of Farmborough, this detached house built by Lovell Homes in 2016 offers a blend of modern comforts and rural tranquillity. The property boasts a renovated interior with a new cloakroom, spacious living room, and a modern kitchen/dining room. With three bedrooms, including an en-suite in the master bedroom, and a landscaped rear garden featuring a sun deck, pergola, lawn, raised beds, and a porcelain tiled patio, this home is perfect for families or those seeking a peaceful retreat. Situated at the end of a cul-de-sac with a garage and block-paved driveway, the property provides both convenience and privacy. Located close to the popular All Saints Primary school, this home offers the best of village living while still being within easy reach of the historic city of Bath and its cultural attractions.

**Quote Reference NF0664 To Arrange Your Viewing**







## Hallway

Door to the front aspect with obscure double glazed window, stairs to the first floor with under stairs storage cupboard, thermostat heating control, radiator and luxury vinyl herring bone flooring.

## Cloakroom

1.82m x 1m (5'11" x 3'3")

Obscure double glazed window to the front aspect, recessed spot lights, partially tiled walls, fuse consumer box, vanity unit with wash hand basin, low level WC with a hidden cistern, traditional style radiator and tiled flooring.

## Living Room

4.91m x 3.07m (16'1" x 10'0")

Double glazed window to the front aspect, recessed spot lights, a bespoke fitted cupboard and shelving unit, television aerial, radiator and finished with luxury vinyl flooring.









## Kitchen/Dining Room

5.24m x 2.88m (17'2" x 9'5")

Double glazed French doors with window surround and another double glazed window to the rear aspect, recessed spot lights, a range of wall and base units in a dark grey colour with an island area finished with quartz worksurfaces including an inset sink with a brushed brass mixer tap over. There is a range of integral appliances such as a Neff double oven, Neff induction hob with extractor hood over, Candy slimline dishwasher, fridge freezer and washing machine. Finished with a traditional style radiator and luxury vinyl flooring

## Landing

Double glazed window to the side aspect, loft hatch- pull down ladder/boarding/light? Airing cupboard with wall mounted boiler, radiator and air circulation system.

## Bedroom One

3.16m x 3.1m (10'4" x 10'2")



## En-suite

3.09m x 1.14m (10'1" x 3'8")

Extractor fan, partially tiled walls, shaving socket, radiator and tiled flooring. There is a three piece white suite comprising a shower cubicle with mixer shower over, wall mounted wash hand basin and a low level WC with a hidden cistern.

## Bedroom Two

3.69m x 3.1m (12'1" x 10'2")

Double glazed window to the front aspect, fitted double wardrobe with sliding doors, television aerial and a radiator.

## Bedroom Three

2.64m x 2.55m (8'7" x 8'4")

Double glazed window to the front aspect and a radiator.



## Bathroom

2.09m x 2.06m (6'10" x 6'9")

Obscure double glazed window to the rear aspect, recessed spot lights, partially tiled walls, shaving socket, radiator and vinyl flooring. There is a white three piece suite comprising a bath with folding shower screen and mixer shower over, wall mounted wash hand basin and a low level WC with a hidden cistern.

## Rear Garden

9.7m x 6.91m (31'9" x 22'8")

Enclosed by rendered wall and wooden fencing with a side access gate. The garden has been landscaped which has a variety of textures such as a large decked area with a wooden pergola to the far end which is a private area enjoying afternoon and evening sunshine. An area raised planting beds edge the garden, centrally a lawn area and also patio of large porcelain tiles directly accessed from the French doors of the dining room. There is a pathway of Cerny stone, an outside tap and lights.





## Garage

5.98m x 2.91m (19'7" x 9'6")

An up and over door to the front aspect, eaves storage, power and light, space for appliances and a car.

## Driveway

To the side of the house and laid to block paving providing space for one car with ease.

## Agents Notes

The property is Freehold and has an Estate Management company charge to cover the maintenance of communal areas payable to Lavender Grove RMC LTD. The current annual charge is (1st May 2023 - 30 Apr 2024) is £147.25

The property also has the remainder of an NHBC guarantee until 2026.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

