



Upper Furlong, Timsbury, Bath, BA2 0NN

Guide Price £575,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

📞 07595 898 050

Upper Furlong, Timsbury, Bath, BA2 0NN

Tucked away and the end of Upper Furlong with a rural back drop, you will discover this handsome Detached House, constructed in 1996 by Messrs Flower & Hayes. A wonderful home, that has been very well looked after and enhanced inside and out. Viewers will enjoy the position and the ample space here. Downstairs you have two reception rooms as well as a conservatory, modern kitchen/breakfast room, utility room and WC. The first floor provides four good sized bedrooms, all with fitted wardrobes, an en-suite and a bathroom.

The gardens are simply beautiful full of flora, textures and varying areas to enjoy throughout the day. The double garage and tarmac driveway cater for parking needs. If you are looking for a family sized home in a private position this could be the one for you.

Quote Reference NF0664 To Arrange Your Viewing





Porch

1.49m x 1.11m (4'10" x 3'7")

Double glazed door to the front aspect with double glazed windows surrounding (part obscured), vinyl ceiling and fitted floor mat.

Hallway

Obscure double glazed door to the front aspect, textured and coved ceiling, smoke alarm, stairs leading to the first floor with an under stairs cupboard, wall mounted thermostat control, alarm panel, and a radiator.

WC

1.94m x 0.93m (6'4" x 3'0")

Textured ceiling, extractor fan, chrome towel radiator and vinyl flooring. There is a two piece white suite comprising of a vanity unit in light grey with a wash hand basin and a low level WC.





Dining Room

3.03m x 2.88m (9'11" x 9'5")

Double glazed window to the side aspect, textured ceiling and a radiator.

Kitchen/Breakfast Room

5.57m x 2.57m (18'3" x 8'5")

Two double glazed windows to the rear aspect, double sliding doors with obscure glazing to the Living room, coved ceiling, recessed spot lights. A range of wall and base units with laminate work surfaces and splash backs, with a breakfast bar, inset stainless steel 1 & 1/2 bowl sink drainer with mixer tap and instant boiling water tap. There is a range of integral appliances comprising of a four ring induction hob with an extractor hood over, twin Neff ovens and a dishwasher, radiator and luxury vinyl flooring.

Utility Room

2.06m x 1.95m (6'9" x 6'4")

Obscure double glazed door and window to the



Living Room

6.6m x 3.72m (21'7" x 12'2")

Double glazed window to the front aspect, double glazed sliding door to the rear aspect, obscure single glazed sliding doors to the Kitchen, textured cove and coved ceiling, fire place with marble surround and hearth with an inset electric fire, two radiators, television and telephone sockets.

Conservatory

Double glazed French doors to the side aspect, double glazed window surround and glazed roof, wall lights, power sockets, television aerial and tiled flooring.

Landing

Textured ceiling, smoke alarm, loft hatch, airing cupboard with the hot water cylinder and shelving.



Bedroom One

3.81m x 3.37m (12'6" x 11'0")

Double glazed window to the front aspect, textured ceiling, fitted double wardrobe, radiator and television aerial.

Ensuite

2.91m x 1.55m (9'6" x 5'1")

Obscure double glazed window to the front aspect, textured ceiling, recessed spot lights, extractor fan, tiled walls, chrome towel radiator and luxury vinyl flooring. There is a three piece white suite comprising of double shower cubicle with an electric shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Bedroom Two

3.76m x 3.1m (12'4" x 10'2")

Double glazed window to the front aspect, textured ceiling, fitted double wardrobe, radiator and television aerial.





Bedroom Three

2.72m x 2.68m (8'11" x 8'9")

Double glazed window to the rear aspect, textured ceiling, fitted double wardrobe, radiator and a telephone socket.

Bedroom Four

2.74m x 2.43m (8'11" x 7'11")

Double glazed window to the rear aspect, textured ceiling, fitted double wardrobe, fitted cupboard with shelving above and a radiator. (presently used as a study)

Bathroom

2.16m x 1.7m (7'1" x 5'6")

Obscure double glazed window to the rear aspect, textured ceiling extractor fan, partially tiled walls and a radiator. There is a cream coloured three piece suite comprising of a Bath with a folding glass shower screen and a shower attachment, pedestal wash hand basin and a low level WC.

Double Garage

5.32m x 5.23m (17'5" x 17'1")

Electronic roller door to the front aspect, access door to the rear garden, eaves storage, power and light, work bench and an outside tap.

Driveway

Laid to tarmac and can accommodate two cars.

Front garden

Planted border with flowers and shrubs, side access gate to the rear gardens.

Rear Gardens

Enclosed by wooden fencing, wall and a side access gate. The gardens are beautifully landscaped by a local gardener and you find various areas to enjoy as they wrap around the property. The borders are filled with a variety of flowers, shrubs and trees, natural lawn, artificial lawn, patio area, shingle areas and two water features, a fountain and a water fall. There is a shed, outside light and power socket.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = D, Council Tax Band – E (£2,809.21 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains Gas, Mains water, Mains Sewerage. Freehold property. Flower & Hayes built around 1996.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 



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