



Westfield Close, Bath
£740,000





32 Westfield Close

Bath, BA2 2EB

This Immaculate and Beautifully Presented, Extended Semi-Detached Family Home Has Gorgeous Gardens With Far-Reaching Views Over Bath. Tucked In The Head Of A Desirable Cul-De-Sac Above Englishcombe Lane With Driveway Parking For Several Vehicles and An Unusual Two Storey Rear Extension Overlooking The City.

- Immaculately Presented Family Home
- Sought After Cul-De Sac Location Just Off Englishcombe Lane
- Close To Local Amenities
- Unusual Two Storey Rear Extension
- Excellently Located For Moorlands, Hayesfield and Beechen Cliff Schools
- Convenient Bus Routes Nearby
- Tucked Away Elevated Position
- Contemporary Kitchen & Bathroom
- Good Commuter Access



The Property

The property has been extended and upgraded, with attention to detail throughout and comprises porch, entrance hall with under stairs storage space. The sitting room and dining room are open as one. The former comprises a double-glazed splayed bay window and log-burner, whilst the latter has a patio door to the rear patio and garden with floor-to ceiling windows. The lovely kitchen/breakfast room has been sympathetically designed to take in the rear garden. It comprises a selection of hi-gloss white cabinets with woodblock work tops and includes an integral AEG double oven and microwave and an induction hob and integral fridge. There is a central island giving storage and breakfast bar seating as well as a bifold door to the rear patio. There is the benefit of a utility room and cloakroom off the kitchen, with a separate door accessing the side garden.

On the first floor the landing leads to four bedrooms and bathroom. The main bedroom is a super room, part of the extension and with windows taking in a triple aspect, including the whole garden and western side of the city. Bedroom Two is another double to the front, with splayed bay window overlooking the cul-de-sac and North and East Bath. The third bedroom is a rear bedroom with a large wardrobe whilst bedroom four is a front single/home office. The high-quality bathroom comprises a white suite of panelled bath, hand-basin, WC and shower cubicle.

Outside the southerly and westerly rear gardens are a real treat as the plot tapers out to give really good space. Comprising of a large, private patio as well as a second patio and decked area elevated enjoying splendid vistas. There is a

sweeping lawn and access to the front. To the front there is parking for several vehicles and a garage for bikes, garden tools with power & light.

The Situation

Situated in an elevated position on the southern slopes of the Georgian city of Bath, the property benefits from far reaching views. Close by in Bear Flat there are local shopping facilities including, a delicatessen, food shops, a café, a Michelin guide restaurant, pubs a florist and more.

Local schooling includes Moorlands Infants and Junior Schools, St John's Catholic Primary School, St Gregory's, The Paragon & Prior Park College, Hayesfield School and Beechen Cliff school.

Englishcombe Lane is within easy reach of both Bath's dynamic city centre and the area's stunning natural surroundings. The popular Two Tunnels Greenway cycle route is accessed a short distance away.

There is a regular bus service into the City Centre and there is easy access to towns to the South of Bath via the A36. The World Heritage City of Bath has rich cultural, shopping, historic and sporting facilities.

For those that need to commute, Bath Spa Railway station is approximately 1.3 miles away, (in the City centre) and offers a main line link into London Paddington. An additional local railway station 1.1 miles away offers additional train service to Bristol and the south coast. The M4 Motorway at Junction 18 gives access to London, Bristol and the South West.

Entrance Porch

Two double glazed doors and side window, tiled floor.

Entrance Hall

Double glazed front door, feature radiator, wooden flooring, smoke alarm, stairs to first floor.

Sitting Room

Double glazed splay bay window with city views, wood burning stove with slate hearth and wood mantle over, large opening to dining room.

Dining Room

Double glazed door and windows, feature radiator.

Kitchen/Breakfast Room

Sympathetically designed to take in the rear garden comprises of a selection of hi-gloss white cabinets with woodblock work tops and includes an integral AEG double oven and microwave, induction hob with feature extractor over, inset one and a half bowl sink with mixer tap, plumbing for dishwasher, wine cooler, space for tall fridge/freezer. There is a central island giving storage and breakfast bar seating as well as two double glazed windows and bifold doors to outside, wooden flooring.

Utility Room

A range of wall and base units with laminate work tops over, inset single drainer sink unit with mixer taps, plumbing for washing machine, double glazed side door.

Cloakroom

Vanity wash hand basin with cupboard under, low level WC, chrome ladder style radiator, wooden flooring.

First Floor Landing

Double glazed side window, access to loft space, feature radiator.

Bedroom One

Forming part of the extension and with windows taking in a triple aspect with stunning views, two feature radiators.

Bedroom Two

Double glazed splay bay windows with stunning city vistas, space for free standing furniture.

Bedroom Three

Double glazed window over looking the rear garden and views beyond, a range of wardrobes, feature radiator.

Bedroom Four/Home Office

Double glazed window to the front, feature radiator.

Bathroom

Double glazed window, a high quality bathroom comprises a white suite of panelled bath, walk-in shower enclosure with rainfall and body shower heads over, pedestal wash hand basin, low level WC, chrome ladder style radiator.

Outside

To the front there is parking for several vehicles and a garage for bikes, garden tools with power and light. Outside the southerly and westerly rear gardens are a real treat as the plot tapers out to give really good space. Comprising of a large, private patio as well as a second patio and decked area elevated enjoying splendid vistas. There is a sweeping lawn and access to the front.

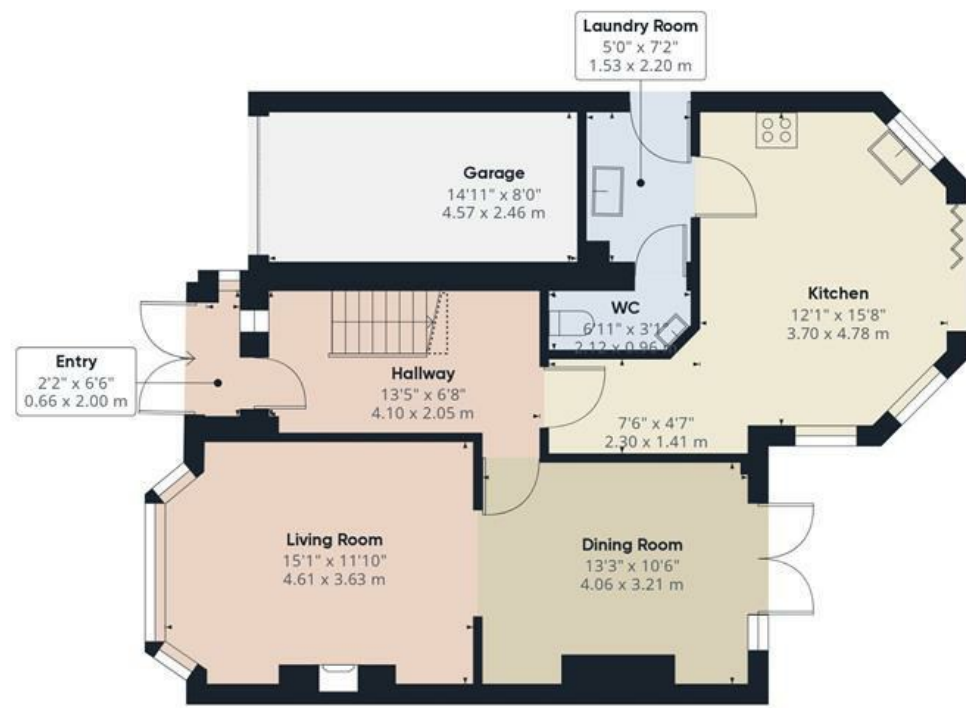












Floor 0



Floor 1

Approximate total area⁽¹⁾
1540.85 ft²
143.15 m²

Reduced headroom
11.17 ft²
1.04 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

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- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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Miscellaneous items

EPC: D

Council Tax: D

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 01225 421000

E: bath@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 6 Wellsway, Bath, BA2 3AQ

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