

# 53 Beckford Drive

Bath



# A detached, four bedroom, modern home, with garden and garage, on the northern slopes of Bath.

M4 (J17 or 18) 8 miles, Central Bath 2 miles, (All distances are approximate).



## Summary of accommodation

### Main House

**Ground Floor:** Hall | Kitchen/Dining Room | Living Room | Study/Snug | Utility/WC

**First Floor:** Principal Bedroom with En Suite | Three Bedrooms | Family Bathroom

### Garden and Grounds

Driveway with parking for two cars | Garage | Garden



## Situation

(Distances and times are approximate)

Beckford Drive is located in Lansdown on the upper north slopes of Bath, and is part of a recent development in a sought-after location, just two miles from Bath city centre and with easy access to the M4. The location offers the best of both city and country:



Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities.



Highly regarded selection of private and state schools.



There is a range of sporting opportunities such as golf, cricket, horse racing and rugby.



## The House

Number 53 Beckford Drive is a detached, modern family home on a corner plot in a quiet, no-through road. It's an immaculate and generous family home with garden, driveway and garage - and its owners have lived here since it was built in 2018.

Inside, the light and airy hallway has a tiled floor that flows into the kitchen/dining room. It's the largest room in the house, with triple aspect glazing: a bay window to the front, over-sink window to the side and glazed doors opening to the walled garden at the rear. The soft white kitchen units are along two walls, with built-in white goods, a gas hob and electric ovens. There's plenty of space for a large dining table and additional furniture.

The living room also features glazed doors to the garden, a useful storage cupboard and is carpeted. The study/snug is at the front of the house with views onto the street. A utility room/WC is also on this floor.

Upstairs, a spacious landing leads to four double bedrooms and a family bathroom. The principal bedroom has fitted wardrobes and an ensuite shower room.



## Outside

The rear garden is enclosed by Bath stone walls on two sides, with fencing and the garage wall on the other. A gate on one corner allows access to the street and there's also access into the garage from the garden. A combination of stone paving, artificial turf and gravel form different areas of this secluded spot, with a pergola creating some shade over an outdoor dining area. At the front, there's a tarmac driveway with space for two cars and a single garage.

## Property Information

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.

**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax:** Band G

**EPC:** B

**Guide Price:** £850,000

**Postcode:** BA1 9AU

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

### Approximate Gross Internal Floor Area

House: 154 sq.m / 1,658 sq.ft

Garage: 18 sq.m / 203 sq.ft

Total: 172 sq.m / 1,861sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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