

whiteley helyar



1,470 ft²



*3 double
bedrooms*



*2 bathrooms &
cloakroom*



*garage & large
driveway*

Guide Price £800,000

3 Eagle Park, Northend, Bath, BA1 7HS

DESCRIPTION

A spacious and stylish detached modern house most pleasantly located in this peaceful 'no through' road in the sought after village of Northend on the Eastern outskirts of the city. This well presented property enjoys a lovely view, with bright and versatile accommodation together with considerable potential to extend the accommodation, if required.

ACCOMMODATION

3 double bedrooms
large open plan sitting/dining room
cloakroom
large attic storage space
gas fired heating

separate bathroom and shower room
adjacent well fitted kitchen
utility
integral garage with garden store
double glazing

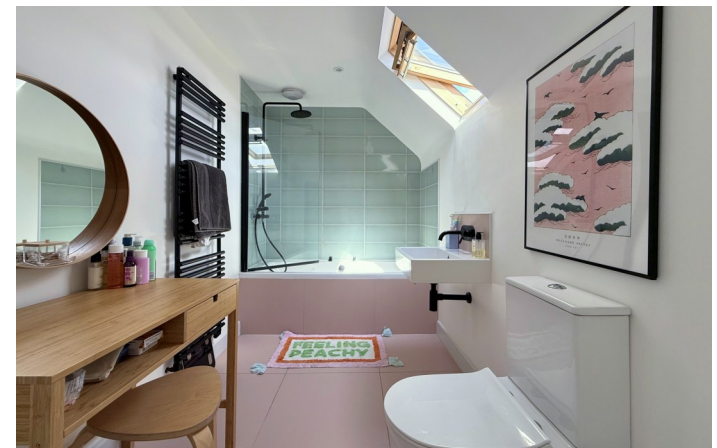
EXTERNALLY

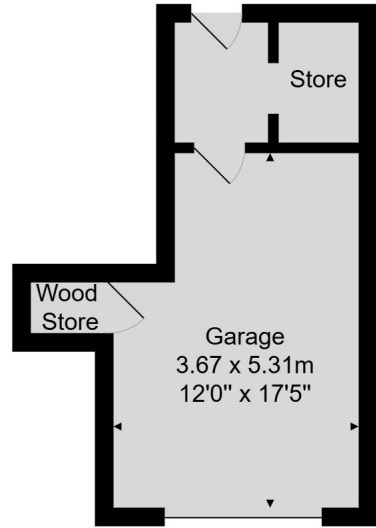
The house stands in well proportioned gardens to front, side and rear, mostly laid to lawn with a large decked terrace directly off the kitchen and living space. There is a selection of shrubs, bushes and flower beds, a further paved terrace, whilst parking is provided for several vehicles, either in the large integral garage (with light and power) or on the extensive driveway.

LOCATION

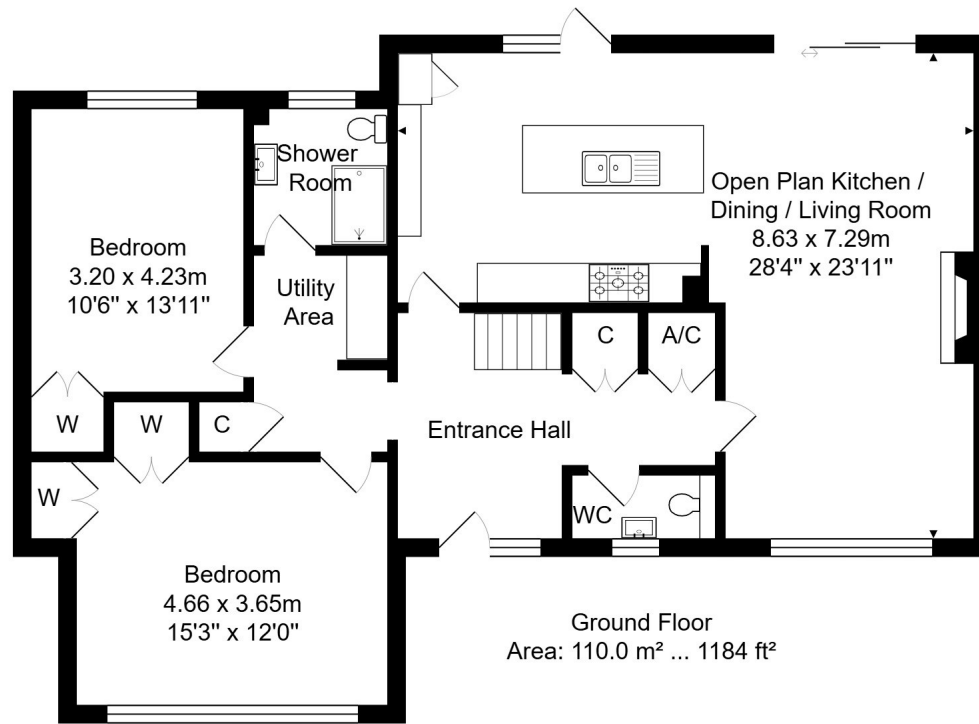
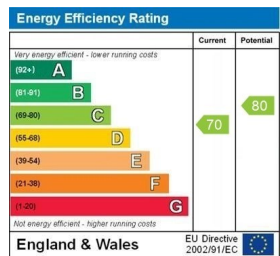
3 Eagle Park occupies a quiet position in this popular 'no through' road in the heart of Northend. Close to beautiful open countryside and Chris Rich's Farm Shop, the various amenities in Northend and Batheaston (including an excellent primary school, doctors surgery, dentist, chemist, vet, restaurants, post office, shops, pub and St Johns Church) are within walking distance. The village is served by buses to the centre of Bath - some 3½ miles away and easy access to the M4 is available without having to cross the city.



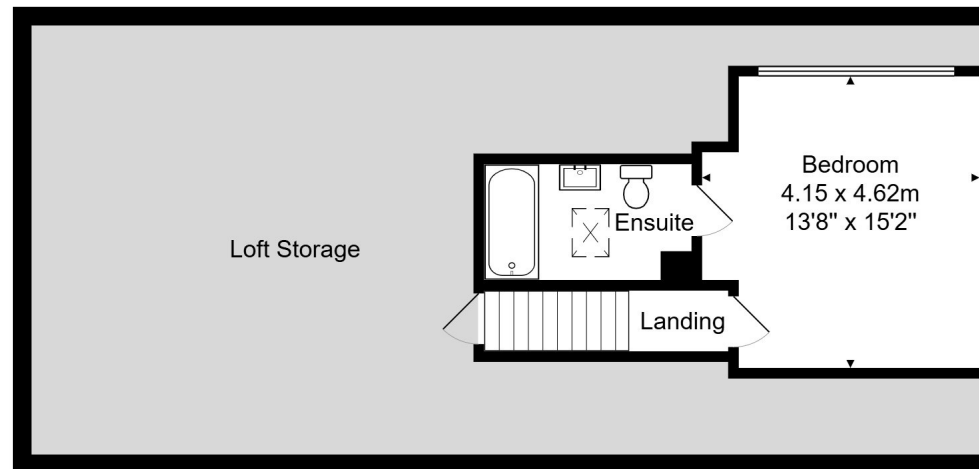




Garage / Store Rooms
Area: 24.1 m² ... 260 ft²



Ground Floor
Area: 110.0 m² ... 1184 ft²



First Floor
Area: 26.7 m² ... 287 ft²

Total Area: 136.6 m² ... 1470 ft² (excluding shaded areas inc. garage, store, wood store, loft storage)

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness



Tenure: Freehold
Council Tax Band: 'F' = £3,349.65

