



£375,000

Energy Efficiency Rating: TBC

Meadow Drive, Bath, BA2 2BU.

Home Estate Agents of Bath are favoured with the instructions to market this truly immaculate and totally upgraded, open plan, 3 bedroomed family home situated on the popular Sulis Meadow development in Bath. The benefits include, bespoke kitchen, quality tiled shower room, gas heating, double glazing, off road parking and garage. The property is offered to the market with no onward chain. Phone 01225 463006 to arrange an internal inspection.



Home Estate Agents of Bath are favoured with the instructions to market this truly immaculate and totally upgraded 3 bedroomed family home situated on the popular Sulis Meadow development in Bath. The property in recent months has undergone a full re-wire, installation of hand built bespoke kitchen, upgraded shower room with walk in cubicle, new floor covering throughout and total redecoration from top to bottom. The property further benefits from gas central heating, double glazing throughout, oak doors and LED downlights. The accommodation briefly comprises:- Storm porch, entrance hall, cloakroom, 'L' shaped and open plan lounge/diner opening on to the custom built kitchen. Upstairs there are 3 bedrooms and quality shower room. Outside there is a mature front garden, driveway, access to attached garage and 'L' shaped gardens to the rear. An early inspection is advised as this type of fully refurbished property is unlikely to remain on the open market for long.
Phone 01225 463006 to view.
NO ONWARD CHAIN.

Storm Porch:

With leaded light and stain glass front door to:-

Entrance Hall:

Radiator, laminate flooring, boxed consumer unit, telephone point, LED downlights, oak door to lounge/diner and oak door to:-

Cloakroom:

White suite of low flush WC, wash hand basin with monochrome mixer tap with vanity unit under, chrome towel radiator, extractor fan, double glazed window to front aspect, LED downlights, laminate flooring.

Lounge/Dining Room: 7.88m(max) x 4.63m(max)

Open plan 'L' shaped room with stairs rising to first floor landing, double glazed window to front aspect, 2x radiator, TV point, laminate flooring, LED downlights.

Dining Area:

Radiator, LED downlights, double glazed double doors to rear aspect, laminate flooring.

Kitchen Area: 2.64m x 2.00m

Opening from dining area, bespoke hand-built kitchen with inset stainless steel sink unit with swan neck mixer tap over, fitted oak work tops, inset Hotpoint induction hob with matching Hotpoint fan assisted electric oven

below, glass splashback with stainless steel canopy extractor fan over. Full range of base level cupboards and drawers and matching wall units with under pelmet LED lighting, 'Metro' style tiled splashbacks, matching cabinet housing gas Worcester combi boiler, fitted Electra dishwasher, space for fridge freezer and space and plumbing for washing machine, laminate flooring, LED down lights, double glazed window to rear aspect.

First Floor Landing:

Double glazed window to side aspect, painted balustrade, access to loft, LED downlights, over stairs storage cupboard with shelving, oak doors to :-

Bedroom: 4.11m x 2.70m

Double glazed window to front aspect, radiator, TV point, LED downlights.

Bedroom: 3.70m x 2.50m

Double glazed window to rear aspect, radiator, LED downlights.

Bedroom: 2.71m x 1.96m

Double glazed window to rear aspect, radiator, over stairs fitted wardrobe, LED downlights.

Shower Room:

Large walk in shower cubicle with glass shower screen, mixer shower

with large rose and additional shower attachment, white wash hand basin with monochrome mixer tap and vanity unit under, low flush WC, tiled splashbacks, extractor fan, 'ladder' chrome towel radiator, double glazed window to front aspect, LED downlights.

Parking/Garage:

Off road parking for one car and access to attached single garage with up and over door.

Front garden:

Mature open plan gardens to the front with established buddleia and shrubs.

Rear Garden:

Rear garden laid to lawn with mature shrubs and trees, timber sleeper patio area, panelled fencing, side garden with path and access via personal door to the garage.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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BA2 2BU

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book your viewing.

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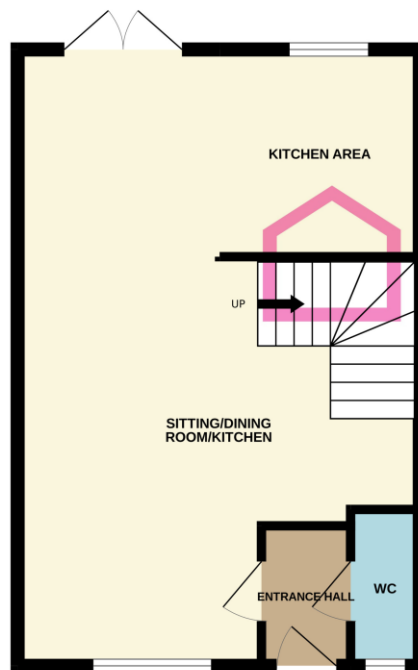
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GROUND FLOOR



1ST FLOOR



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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