



£450,000

Energy Efficiency Rating: TBC

## Middlewood Close, Bath, BA2 2TU.

This stunning modern four bedroom property built by Persimmon is situated in a highly sought after tranquil cul de sac location and has been impeccably maintained by the current owners. The benefits include gas heating, double glazing and private parking. Early viewings are strongly advised. Please call 01225 463006 to arrange an internal inspection.



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The property briefly comprises a hall, lounge, kitchen/dining room, cloakroom, four good sized bedrooms, bathroom, en suite and areas of stairs and landing. Externally, there is a low maintenance garden to the front. The secluded rear garden has been laid mainly to landscaping and there is allocated private parking to the rear of the property.

At the end of the cul de sac is a superb playground. There are endless expanses of countryside in very close proximity incorporating the nearby Middle Wood and the remains of Barrow Castle. Newton Farm Shop is a short drive away. The shops and cafés of Moorland Road are also nearby. The property is particularly well located for numerous transport links.

There is very good access to the city centre, the universities and Bristol beyond.

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**Entrance Hall:**

UPVC double glazed door to front aspect, radiator, built in cupboard, ornamental panelled doors to all rooms, stairs rising to first floor level.

**Cloakroom:**

UPVC double glazed window to front aspect, radiator, wash basin, tiled splashbacks, WC.

**Lounge: 4.92m MAX x 3.49m MAX**

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to rear aspect, 2x radiators, pleasant aspect towards garden.

**Kitchen/Dining Room: 4.28m x 2.68**

UPVC double glazed bay window to front aspect, radiator, range of base and wall mounted units, 1 ½ bowl stainless steel sink drainer unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, plumbing for dishwasher, cupboard containing Valliant gas boiler, tiled splashbacks, pleasant aspect towards street.

**First Floor Landing:**

Ornamental banister, built in cupboard containing immersion tank, further built in cupboard, ornamental panelled doors to all rooms.

**Bedroom: 3.81m MAX x 2.8m MAX**

UPVC double glazed window to front aspect, radiator, pleasant aspect towards street.

**Bedroom: 4.06m MAX x 2.8m MAX**

UPVC double glazed window to rear aspect, radiator, pleasant aspect towards garden.

**Bedroom: 2.11m x 2.07**

UPVC double glazed window to rear aspect, radiator, pleasant aspect towards garden.

**Bathroom:**

UPVC double glazed window to front aspect, radiator, pedestal wash basin, panelled bath with shower over, WC, wall tiles.

**Second Floor Landing:**

Radiator, ornamental banister.

**Bedroom: 6.31m MAX x 3.11m MAX**

UPVC double glazed window to front aspect, Velux window to rear aspect, 2x radiators, built in cupboard, spectacular panoramic views.

**En suite:**

UPVC double glazed window to rear aspect, radiator, pedestal wash basin, shower cubicle, WC.

**Parking:**

Private parking space.

**Front Garden:**

Laid mainly to landscaping with flower beds and shrubs, electricity meter, gas meter, pleasant aspect towards street.

**Rear Garden:**

Secluded garden laid mainly to landscaping with flower beds and shrubs, patio areas.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahca.co.uk](mailto:sales@ahca.co.uk)*  
*We understand the property is freehold. There is a nominal management charge towards the upkeep of the communal areas.*

[www.ahca.co.uk](http://www.ahca.co.uk)

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## 1 Middlewood Close Bath BA2 2TU

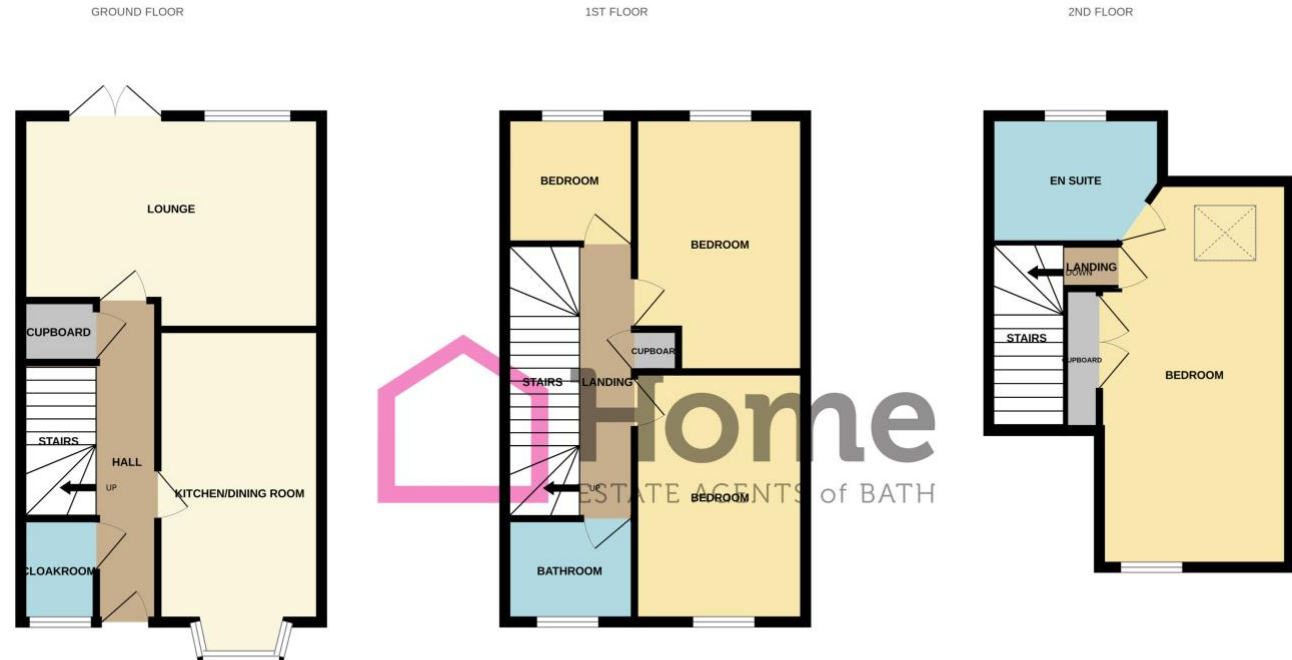
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or go online to book your  
viewing.

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