



## **Helford , Bath, BA2 9HR**

### **Offers In The Region Of £775,000**

A FOUR/FIVE BEDROOM DETACHED PROPERTY located within the village of Marksbury. This ideal family home benefits from off street parking, double garage, lovely countryside views to the rear, master bedroom with en-suite facility's, uPVC double glazing, oil fired central heating and a mature rear garden. An internal inspection is highly recommended.

Marksbury is a desirable village location with a popular village primary school and within the catchment area of Wellsway School at Keynsham. Day to day shopping requirements are met by the local petrol filling station and Co-operative store with a wider range of amenities available at nearby Keynsham. The Towns of Bristol and Bath are within easy commuting distance as is Bristol Airport. There is a local railway station at Keynsham with links to Bath Spa or Bristol Temple Meads (express line to London Paddington).

Entrance via uPVC double glazed front door with obscured glazed side panels into

### Hallway

12'2" x 12'1" (3.72 x 3.70)



Double radiator, stairs rising to first floor landing, Karndean flooring, doors to

### Downstairs W/C



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with chrome mixer taps over and storage beneath, decorative tiled flooring, coving.

### Office/Bedroom Five

10'0" x 8'8" (3.05 x 2.66)



uPVC double glazed window to front aspect, single radiator, wood effect flooring, coving.

### Open Plan Kitchen/Play Room

28'2" x 19'3" (8.59 x 5.89)



uPVC double glazed window to side aspect, single radiator, Karndean wood effect flooring, opening into Kitchen - uPVC double glazed window to rear aspect, stable style double glazed doors giving access to the patio and garden enjoying views over the countryside, a range of wall and floor units with wooden worksurfaces over, under unit lighting, 1 1/2 bowl ceramic sink drainer unit with chrome mixer tap over, space for American style fridge freezer, built in oven and grill, 4 ring AEG electric induction hob with contemporary extractor over, integrated full sized Bosch dishwasher, central island with further storage cupboards and wooden worksurfaces over and space for bar stools, inset spots, large wall mounted contemporary radiator, door to dining room, further door to



### Utility Room

13'7" x 5'11" (4.15 x 1.82)



uPVC double glazed windows (one obscured) to both rear and side aspects, wall mounted Worcester boiler, chrome heated towel rail, a range of further floor units with worksurfaces over, stainless steel sink with chrome mixer taps over, low level tiled splashbacks, space and plumbing for white goods including washing machine and tumble drier, Karndean wood effect flooring.

### Dining Room

13'9" x 12'2" (4.21 x 3.71)



Wooden flooring, double radiator, opening to dining room, hinged doors to

### Conservatory

12'2" x 10'7" (3.71 x 3.23)



uPVC double glazed windows and double doors to patio and rear garden, enjoying superb views over the countryside, polycarbonate roof with central ceiling fan and light, Karndean flooring, wall lights.

### Sitting Room

17'10" x 14'3" (5.45 x 4.35)



uPVC double glazed feature bay window to front aspect, feature wood burning stove with granite hearth and mantel over, single radiator, double radiator, wooden flooring.

### First Floor Landing



Access to loft space, single radiator, walk in airing cupboard with wooden shelving and hot water tank, doors to

### Master Bedroom

17'10" x 11'5" (5.45 x 3.48)



uPVC double glazed window to front aspect, single radiator, door to

### En Suite Shower Room

12'1" x 5'5" (3.70 x 1.67)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin, fully tiled shower cubicle with hinged glazed door and Bristan shower over, part tiled, built in storage cupboards, single radiator, wood effect flooring, inset spots, extractor.

### Bedroom Two

12'2" x 10'10" (3.71 x 3.32)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

11'4" x 9'11" (3.46 x 3.04)



uPVC double glazed window to front aspect, single radiator.

### Bedroom Four

10'10" x 10'0" (3.31 x 3.05)



uPVC double glazed window to rear aspect, single radiator.

### Family Bathroom

14'1" x 7'9" (4.31 x 2.37)



Obscured uPVC double glazed window to rear aspect, Velux window to rear aspect, suite comprising low level w/c, pedestal wash hand basin with mixer tap over,

panelled bath with shower attachment over, fully tiled corner shower cubicle with sliding glazed doors and electric Mira shower over, fully tiled, chrome heated towel rail.

### Outside



The front access to the property is via stone pillars onto a tarmac driveway providing off street parking for a several vehicles and access to the two single garages via metal up and over doors. Steps lead up to the front door. There is also an area for bin storage. The remainder of the garden is laid mainly to lawn with a selection of fruit trees and some evergreen shrubbery. Access to the rear garden is on both sides via wrought iron gates. The rear garden has a good sized level slabbed patio immediately adjacent to the rear of the property ideal for alfresco dining, the remainder is laid mainly to lawn with a small vegetable garden located at the bottom. Steps lead up to a level gravel area which currently houses a hot tub. The rear garden is mainly enclosed by wooden slat fencing with a capping rail. There is also further storage located on the side of the attached garage.

### Garages

18'0" x 17'8" (5.51 x 5.41)

Pedestrian door located at the rear of the garage. Power and light is connected.



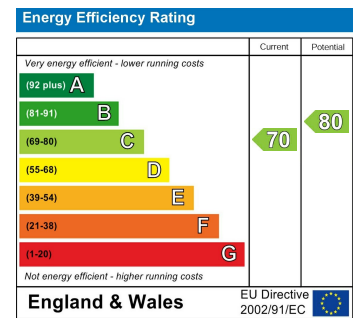
## Floor Plan



## Area Map



## Energy Efficiency Graph



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