



32 St. James's Park, Bath, BA1 2SU

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A spacious 4-bedroom detached family home in a sought-after Lansdown location with integrated garage and off-street parking.

Entrance Hall | Living room | Dining Room | Kitchen | Cloakroom | 4 Bedrooms | Family bathroom | Integrated garage | Driveway parking | Established gardens

Situation

St James's Park is a favoured residential location within easy reach of a good range of local facilities in both St James's Street and Margaret's Buildings, including a delicatessen, newsagent, chemist, wine bar and restaurants along with various independent shops. The Approach Golf Course and Royal Victoria Park are on the doorstep, together with easy access to the Cotswold Way walking trail. A wide variety of cultural and leisure amenities are also within a 15-minute stroll, including shops, museums, art galleries and theatres, as well as restaurants, bars and cafés. There are well-regarded schools in both the independent and state sectors along with two universities. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approximately 10 miles north.

Description

Situated on the highly desirable lower slopes of Lansdown, this attractive detached four-bedroom family home enjoys generous and well-proportioned accommodation arranged over two floors, together with established gardens, a garage and private off-road parking. The property also benefits from attractive views towards the city of Bath from the front, while overlooking its established rear garden from the principal living accommodation.

The property is approached through an entrance hall with useful understairs storage, a downstairs cloakroom with wash hand basin and two further storage cupboards. The spacious living room enjoys a south-westerly aspect, with a large window overlooking the front garden and taking in the attractive outlook towards the city of Bath beyond. The room flows naturally through to the dining area, which enjoys a pleasant aspect over the rear garden and provides an ideal space for both everyday family life and entertaining.

The kitchen is well equipped with a good range of storage cupboards and integrated appliances, including a Neff electric double oven, Neff electric hob with extractor over and an integrated fridge/freezer. An internal door provides access to the garage, while a further side door leads directly into the garden. There is also provision for both washing machines and a dishwasher. A large picture window provides an attractive outlook across the rear garden and brings plenty of natural light into the room.



Stairs rise to the first-floor landing, where there is a useful linen cupboard and access to the loft space via a pull-down ladder. There are four bedrooms, comprising three well-proportioned double bedrooms and a single bedroom, all enjoying attractive aspects either towards the front or rear of the property. The family bathroom is fitted with a three-piece suite incorporating a bath, separate walk-in shower, WC and pedestal wash hand basin.

Outside

The property benefits from a garage with an electrically operated roller door, together with a private driveway providing parking for two vehicles.

The established rear garden is a particular feature of the property, offering a series of generous terraces and paved areas providing excellent spaces for outdoor dining, entertaining and relaxation. Steps lead up to a lawn, bordered by mature trees, established shrubs and well-stocked flower beds. A summer house provides a versatile additional space, while a garden store offers useful storage for garden equipment. Side gate access connects the rear garden with the front of the property. To the front, the garden is predominantly laid to lawn and complemented by attractive flower borders, creating an appealing approach and enhancing the property's attractive family-home appeal.

General Information

Bath & North East Somerset Council. Council Tax Band E.

EPC - D

NB. The property will be sold with freehold tenure. The title is currently unregistered, but an application has been made to the Land Registry to register and at point of exchange of legal contracts the title will be registered.

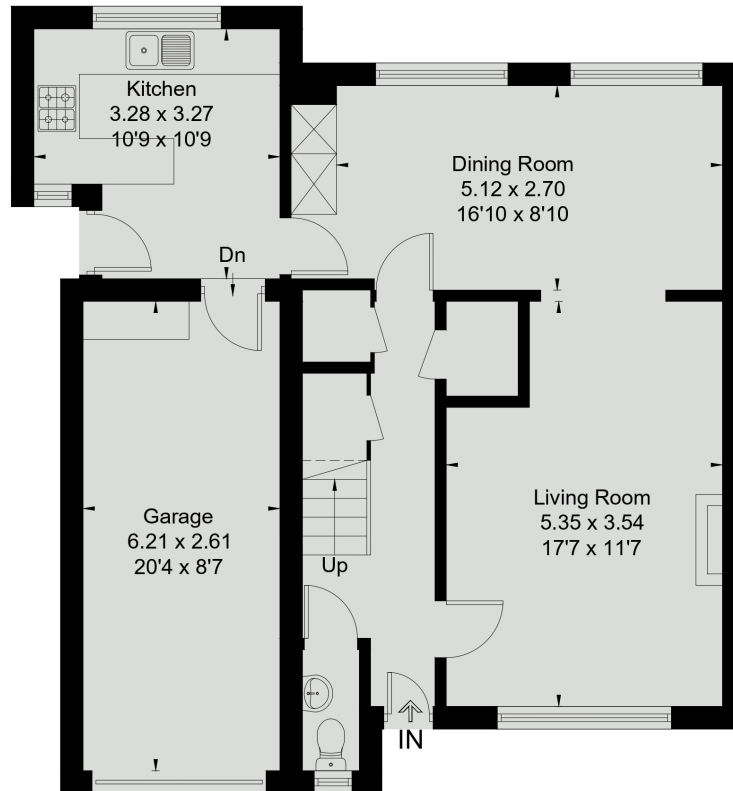
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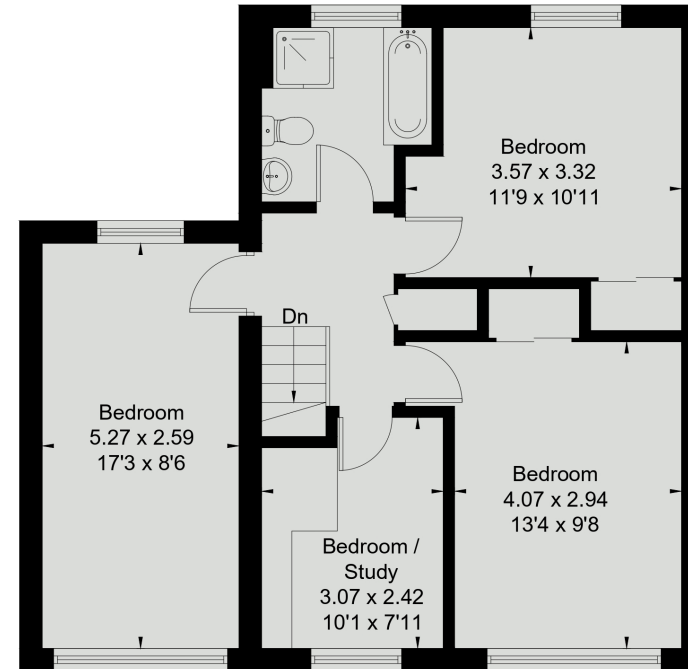
Approximate Floor Area = 117.8 sq m / 1268 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 134.0 sq m / 1442 sq ft



[] = Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114730