



**£425,000**

Council Tax Band: D

Energy Efficiency Rating: D

## Alderley Road, Bath, BA2 1LB.

Home Estate Agents are favoured with instructions to market this stunning four double bedroom semi detached property in a highly sought after cul de sac location which has been upgraded to a high standard by the current owners. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.







Home Estate Agents are favoured with instructions to market this stunning four double bedroom semi detached property in a highly sought after cul de sac location which has been upgraded to a high standard by the current owners.

The benefits include gas heating, double glazing and a large private driveway.

The property briefly comprises a porch, hall, kitchen/dining room, lounge, laundry room, landing, four double bedrooms, bathroom, en suite and a further shower room.

Externally, there is a landscaped garden to the front and a driveway. The rear garden is laid mainly to lawn and patio with a pond and spectacular views. Alderley Road is a wonderful cul de sac dating from around 1960. The shops and cafés of Moorland Road are in close proximity. There are various new gyms in the area as well as the Linear Park Cycle Path. There are also some good farm shops very nearby. The property offers excellent access to the city centre, the Universities and Bristol beyond. Early viewings advised. Please call 01225 463006 to arrange an internal inspection.

#### **Entrance Porch:**

UPVC part double glazed door with ornamental glazing to front aspect, UPVC double glazed windows to front and side aspects, floor tiles.

#### **Entrance Hall:**

UPVC part double glazed door to front aspect, radiator, built in cupboard containing fuse box, electric meter, gas meter, laminate flooring, stairs rising to first floor level.

#### **Lounge: 4.43m MAX x 3.64m MAX**

UPVC double glazed window to front aspect, radiator, fireplace surround, pleasant south facing garden aspect.

#### **Kitchen/Dining Room: 5.79m MAX x 3.43m MAX**

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, 1½ bowl single drainer stainless steel sink unit with mixer tap, integrated electric hob, cooker, dishwasher, cupboard containing Viessmann gas boiler, mosaic tiled splashbacks, laminate floor, pleasant garden aspect, spectacular panoramic views.

#### **Laundry Room: 1.52m x 1.21m**

Roof light, fuse box, heated towel rail, plumbing for washing machine, shelving.

#### **Bedroom: 5.07m x 2.35m**

UPVC part double glazed door to side aspect, UPVC double glazed window to rear aspect, roof light, radiator, pleasant garden aspect.

#### **Shower Room:**

Wash basin, shower cubicle, WC, heated towel rail, tiled splashback, internal window.

#### **First Floor Landing:**

UPVC double glazed window to side aspect, built in cupboards, loft access, panelled doors to all rooms, spectacular panoramic views towards Cavendish Crescent and the Northern Slopes.

#### **Bedroom: 3.65m x 3.6m**

UPVC double glazed window to front aspect, radiator, south facing garden aspect.

#### **Bedroom: 3.61m MAX x 3.45m MAX**

UPVC double glazed window to rear aspect, radiator, spectacular panoramic views towards Cavendish Crescent, Lansdown Crescent and the Northern Slopes.

#### **En Suite:**

Wash basin, shower cubicle, WC, tiled splashback.

#### **Bedroom: 3.11m MAX x 2.6m MAX**

UPVC double glazed window to front aspect, radiator, south facing garden aspect.

#### **Bathroom:**

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, pedestal wash basin, panelled bath with shower over, WC, heated towel rail, wall tiles.

#### **Garage/Parking:**

Garage storage area with half depth. Private driveway for several cars.

#### **Front Garden:**

Laid mainly to landscaping.

#### **Rear Garden:**

Laid mainly to lawn and patio, pond, landscaping, flower beds and shrubs, spectacular panoramic views.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

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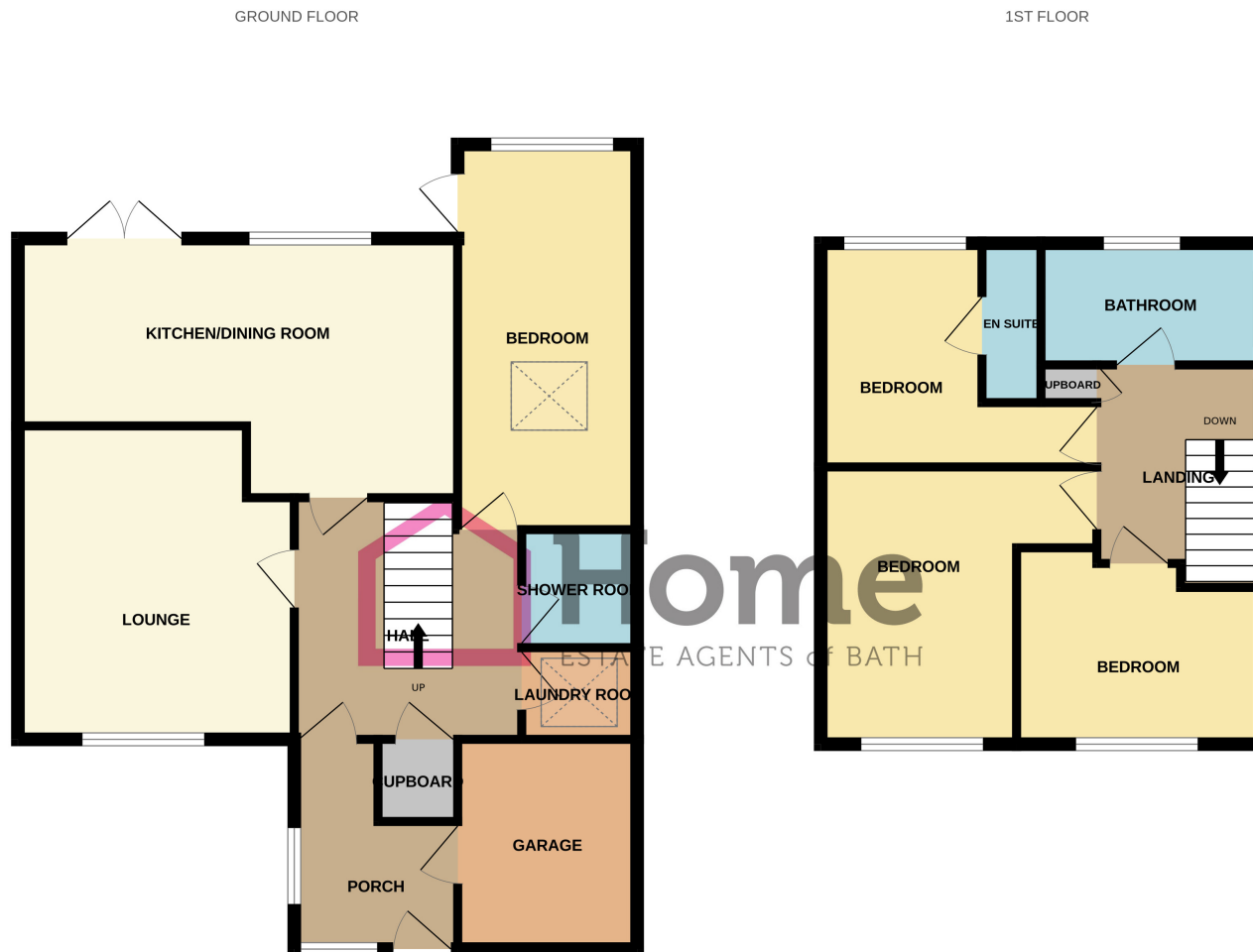
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