



Under Knoll, Peasedown St John, Bath, BA2 8TY

Offers In Region Of £460,000

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Under Knoll, Peasedown St John, Bath, BA2 8TY

An extended link detached house situated near the head of the ever popular Under Knoll in Peasedown St John. The superb home has been modernised and grown in size creating a fantastic family home that can also serve multi-generational living due to the addition of a down stairs bedroom and en-suite. We love the flow , especially in the modern Kitchen/breakfast room that leads into the impressive orangery, overlooking the rear gardens.

This home provides so much and is in great order inside and out. In a quiet part of the village this Westbury Homes built house for 1999 has only had two owners from new. It offers an ideal blend of easy access to the City of Bath without the hustle and bustle due to its attractive semi-rural surrounds. Ideal for families we feel .

Quote Reference NF0664 To Arrange Your Viewing With Us





Hallway

Composite door to the front aspect, coved ceiling, recessed split lights, smoke alarm, consumer unit, stairs to the first floor, alarm panel, thermostat control and a radiator.

Cloakroom

1.75m x 0.9m (5'8" x 2'11")

Obscure double glazed window to the front aspect, recessed spot lights, coved ceiling, radiator and tiled flooring. There is a two piece suite comprising of a pedestal wash hand basin and a low level WC.

Living Room

5.15m x 4.09m (16'10" x 13'5")

Double glazed window the front aspect, doors to the kitchen and hallway, coved ceiling, recessed spot lights, two wall uplighter, two radiators, television and telephone sockets.





Kitchen/Breakfast Room

5.02m x 2.73m (16'5" x 8'11")

Double glazed window to the rear aspect opening into the orangery and door leading to a bedroom, recessed spots lights and a smoke alarm. There is a range of wall and base units including an island/breakfast bar with quartz work surfaces and an inset sink with a mixer tap over. There is good range of integral appliances including an electric induction hob with an extractor hood over, double oven with microwave, dish washer, fridge/freezer and a washing machine. The room also has an under stairs storage cupboard/pantry, a vertical radiator and luxury vinyl tiled flooring.

Orangery

5.32m x 2.62m (17'5" x 8'7")

Double glazed roof lantern, bi fold doors and



En-suite

2.35m x 0.73m (7'8" x 2'4")

Recessed spot lights, extractor fan, chrome towel radiator and tiled flooring. There is a three piece suite comprising of a shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Landing

Double glazed window to the side aspect, smoke alarm, airing cupboard housing the wall mounted Worcester combination boiler. There is a loft hatch with a pull down ladder, partial boardings and a light.

Bedroom One

3.62m x 2.9m (11'10" x 9'6")



En-suite

2.22m x 1.39m (7'3" x 4'6")

Obscure double glazed window to the side aspect, recessed spot lights, extractor fan, tiled walls, towel radiator and vinyl flooring. There is three piece suite comprising of a shower cubicle with a mixer shower over and an inset shelf, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Bedroom Three

3.12m x 2.82m (10'2" x 9'3")

Double glazed window to the rear aspect, recessed spot lights, fitted cupboard and a radiator.

Bedroom Four



Bathroom

1.93m x 1.81m (6'3" x 5'11")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, partially tiled walls, radiator and tiled flooring. There is a three piece suite comprising of a bath with a shower screen and a mixer shower over, vanity unit with a wash hand basin and a low level WC.

Rear Garden

10.4m x 9.4m (34'1" x 30'10")

Enclosed by a wooden fence surround with a side access gate, patio area, stone wall and steps lead up to a lawn area with planted borders with flowers and shrubs, wooden shed and an outside tap.



Driveway

Laid to tarmac and can accommodate 1-2 cars depending on size.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = Pending, Council Tax Band – D (£2373.77 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Mains drainage, Mains Gas. Freehold property. Built 1999

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