



4, Castle Gardens, Bath. BA2 2AN

Asking Price: £675,000



4 bedrooms



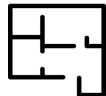
Bathroom, and downstairs  
cloakroom



Spacious gardens to the  
front, side and rear



Driveway for 2 vehicles,  
garage and carport



1534 Sq. ft. / 142 Sq. m.

### The Property

- Spacious and well presented, link-detached property
- **Bonus of no-onward chain**
- Wiring, boiler, windows and door modernised by current owner
- Attractive, refitted kitchen
- 4 bedrooms, bathroom and cloakroom

### The Location

- Exceptionally sought-after, cul-de-sac position just off Bloomfield Road
- Elevated outlook from front and rear
- Excellently located for Moorlands, Hayesfield and Beechen Cliff Schools
- Bear Flat Shops – 0.5 miles walk
- Bath Spa Station – 1.2 miles walk
- Excellent access to both the city of Bath and rural semi-rural walks.





**The Property:** This lovely family home in a great location just above Bear Flat offers excellent space for growing families, with off-street parking, modern double glazing, and well-maintained gardens. It is offered with no onward chain and is ready for some modernisation.

**Ground floor:** The property begins with a spacious hallway with useful understairs cupboard and internal door to the garage. There is a handy downstairs cloakroom with WC and sink unit with storage underneath. To the right is the spacious, dual aspect sitting room with large window to the front and sliding doors to the rear garden. From the sitting room, double doors open to the dining room with a window overlooking the rear garden and a glazed side door also accessing the garden. There is also an original hatch opening from dining room into the kitchen!

The good-sized kitchen is equipped with modern units, wood-effect worktops and luxury vinyl plank flooring. There is an integrated oven and gas hob along with a stainless-steel sink and drainer. From the kitchen we access the utility room, currently housing a washing machine and storage units. There is an internal door leading to the front car port, and another door leading to the garden.

**First floor:** Upstairs there are 4 bedrooms and a family bathroom. To the front of the house are two large and bright double rooms, each with useful built in cupboards and overlook across the cul-de-sac. To the rear, are 2 single bedrooms overlooking the garden with views towards the hills of north-east Bath. One of the singles has another inbuilt wardrobe, whilst the other room has a cupboard currently housing the modern Worcester, gas combi-boiler. The white tiled bathroom has a modern white suite of WC, sink and mobility shower unit.



**Outside:** To the front of the house there is a gently sloping driveway to the carport and garage with wide steps to the front door. The garage has an 'up and over' door and is fitted with water and electricity. There is a front lawn which extends to a side verge along the property.

The lovely, enclosed rear garden is lawned, with mature shrubs, an apple tree and shallow pond. There is also a private, tucked-away patio area to the side.

**The location:** Castle Gardens is a quiet cul-de-sac located off Bloomfield Road, just above the Bear Flat area of Bath, with its 20 or so thriving shops, cafes and restaurants and a very handy Tesco Metro a short walk away. Nearby schools include Moorlands, St Johns and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries. There are good bus services into town from Bloomfield Road and some lovely woodland walks nearby.

**Directions:** From the A367 Churchill Bridge Roundabout take the A367 Wells Road uphill towards Bear Flat. Continue through the traffic lights and where the road splits, bend right onto Bloomfield Road. Continue up Bloomfield Road, passing St Luke's Church on your left and take the 3<sup>rd</sup> left onto Castle Gardens. No.4 is located shortly after on the left-hand side.



**Ground Floor**  
**Approximate Floor Area**  
**892 sq. ft (82.86 sq. m)**

**Approx. Gross Internal Floor Area**  
**Main House = 1534 sq. ft / 142.50 sq. m**  
**Carport = Additional 214 sq. ft / 19.90 sq. m**

**First Floor**  
**Approximate Floor Area**  
**642 sq. ft (59.64 sq. m)**

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property



