175
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175 Newbridge Hill, Bath, BA1 3PY

▪ Immaculately presented four double bedroom, detached family home ▪ Offering spacious and flexible living accommodation ▪ Stunning living room enjoying fabulous views to the rear ▪ Impressive , generous kitchen with dining area ▪ Gorgeous rear gardens and patio areas, perfect for entertaining , relaxing and playing ▪ Double garage and driveway parking for three cars ▪ Highly desirable area of Bath ▪ Close to local schools and amenities ▪ Great transport links

Price guide £875,000

Location

Newbridge Hill is situated in the popular residential area of Newbridge which allows access to Bath city centre, the A4, theA431 and also the M4 at Junction 18 via Lansdown Lane. An excellent selection of local shops is available in nearby Chelsea Road and Weston Village. The property is also well placed for a wide selection of both state and private schools and the Royal United Hospital. The World Heritage City of Bath offers a vast array of cultural, sporting, leisure and shopping facilities.

Internal Description

Upon entering this immaculately presented property, you are greeted by a welcoming entrance hallway, complete with a generous storage area, ideal for coats and shoes. A well-appointed guest cloakroom and access to the garage are also to be found in this area. The hallway leads down to a stylish and beautifully appointed kitchen, which offers ample space for a large dining table, creating a wonderful space for hosting family and friends.

Benefitting from plenty of storage and a useful breakfast bar the kitchen boasts sleek cabinetry, complemented by the wall tiles and the Amtico flooring, which flows elegantly through the majority of the ground floor. A door to the side of the dining area leads out onto a generous, sunny patio. The utility room is to be found just off the kitchen and offers heaps of space for laundry as well as additional storage for coats and shoes. Take the steps down and you will enter a truly superb living room, bright and airy and enjoying wonderful views to the rear. The room is flooded with natural light by way of the multiway windows, while the log burner is both an attractive focal point and a most welcome addition on cooler evenings. A second reception room, currently utilised as a home office, offers flexibility to create a fifth bedroom.

To the first floor you will find an generous master bedroom, with an abundance of storage and built-in wardrobes. There are three further double bedrooms, all offering space and comfort, as well as most elegant and well-appointed family bathroom.

External Description

Externally to the front of the property there is ample driveway parking leading to a double garage which benefits from an electric door, power and light and most useful storage racks. An access gate leads into a wonderful side garden which has steps down to a small patio area, perfect for morning coffee. Take a few more steps down and a large patio area awaits, lined by sleeper herbaceous borders this is an ideal space for alfresco entertaining, or enjoying outdoor games with the family. A wide set of steps lead down to a pretty gravelled space, again a great spot for winding down and enjoying the late afternoon sun. The main garden is mainly laid to lawn, flanked by mature trees and shrubs and is perfcet for the keen gardener as it enjoys a south westerly aspect. A smaller garden is to be found at the rear and would make a super veggie or fruit garden or a children's play area.

If you require additional storage for sporting goods or gardening equipment, there is a huge under croft, which spans the entire length of the property.

Additional Information

Tenure - Freehold
Council Tax Band - F
Council - BANES
EPC - D

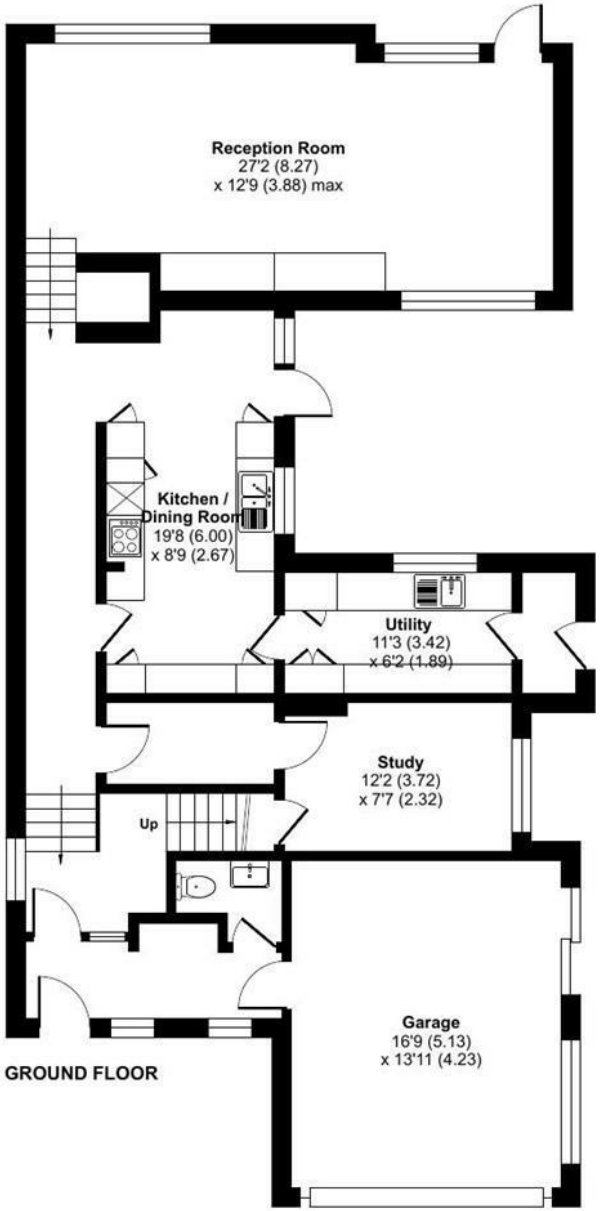
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

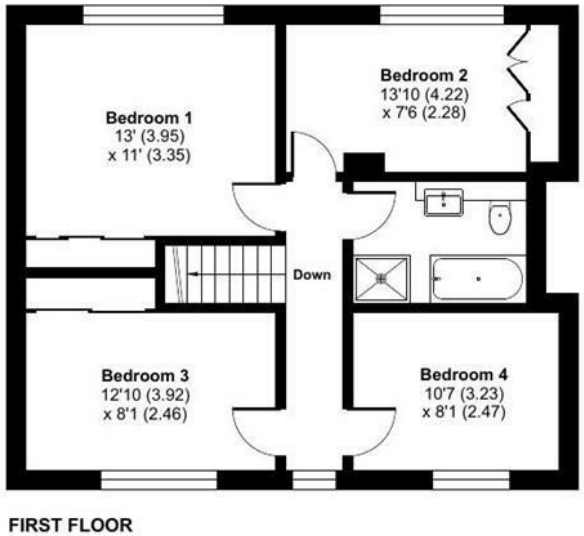
Agents Note

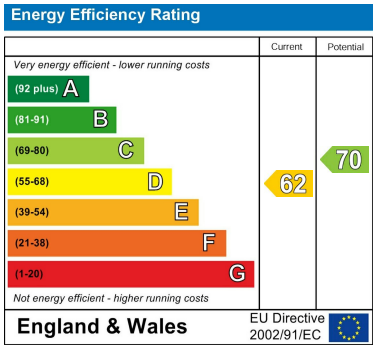
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Newbridge Hill, Bath, BA1

Approximate Area = 1627 sq ft / 151.1 sq m
Garage = 234 sq ft / 21.7 sq m
Total = 1861 sq ft / 172.8 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1520276

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WentWorth Estate Agents

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