



33 St James's Park; Bath, BA1 2SU

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### A spacious 4-bedroom detached family home in a sought-after Lansdown location

Entrance hall | Inner hall | Living room | Study | Dining room | Kitchen | Cloakroom | 4 bedrooms | Family bathroom | Shower room | Garage | Driveway parking | Established gardens

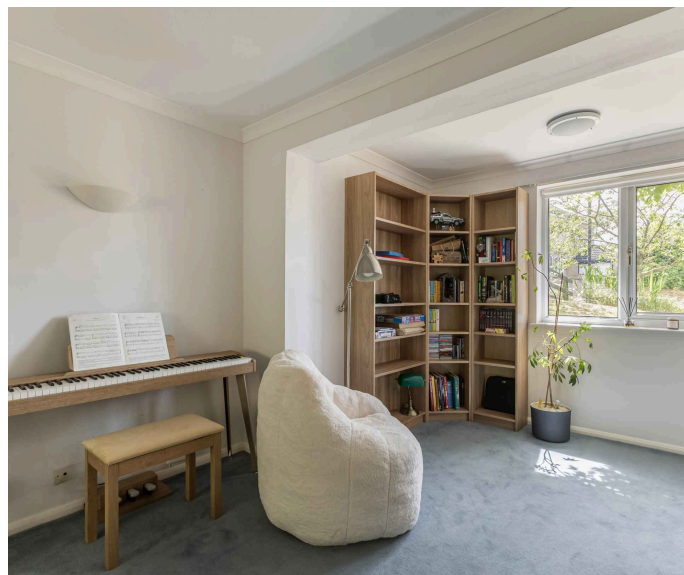
St James's Park is a favoured residential location within easy reach of a good range of local facilities in both St James's Street and Margaret's Buildings, including a delicatessen, newsagent, chemist, wine bar and restaurants along with various independent shops. The Approach Golf Course and Royal 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 living accommodation, established gardens, a garage, and off-road parking.

The property is approached via a welcoming entrance lobby with a useful coat cupboard, leading through to a spacious reception hallway. A guest cloakroom with wash hand basin is conveniently positioned off the hall.

To the rear of the property, the well-appointed kitchen enjoys a pleasant outlook over the garden and offers an extensive range of storage units, together with space and plumbing for a dishwasher and washing machine, as well as space for a fridge/freezer. Integrated appliances include a Bosch double electric oven and a four-ring gas hob. A door provides access to the side passage adjacent to the garage, while the kitchen flows seamlessly into the dining room.





The dining room benefits from a dual-aspect outlook over the rear garden, creating a bright and inviting space for family meals and entertaining. The generously proportioned living room enjoys attractive views to both the front and rear gardens and features a fireplace with inset electric fire. A door leads through to a separate study, ideal for home working or as a quiet reading room.

On the first floor, there are four well-sized bedrooms, three of which enjoy delightful views across the rear gardens. The family bathroom is fitted with a bath with shower over, wash hand basin, and WC. A separate shower room provides additional convenience and comprises a shower enclosure, wash hand basin, and WC. The landing also gives access to the loft space and a linen cupboard housing the central heating boiler.

Externally, the property benefits from a garage with an attic and useful storeroom to the rear, together with a private driveway providing parking for two vehicles. The beautifully established rear garden is a particular feature of the home, offering extensive terraced areas and patios that provide excellent spaces for outdoor dining and relaxation. Steps lead up to a level lawn bordered by mature trees, shrubs, and well-stocked flower beds, while a charming summer house adds further appeal. To the front, the garden is laid mainly to lawn with attractive flower borders, creating an appealing approach to this delightful family home.

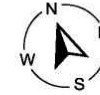
#### General Information


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

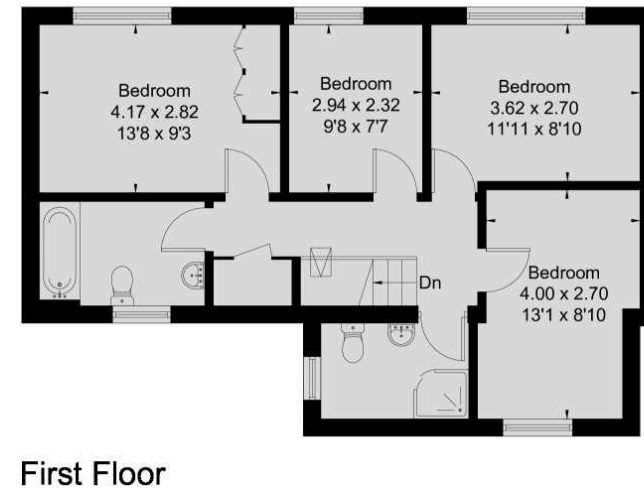
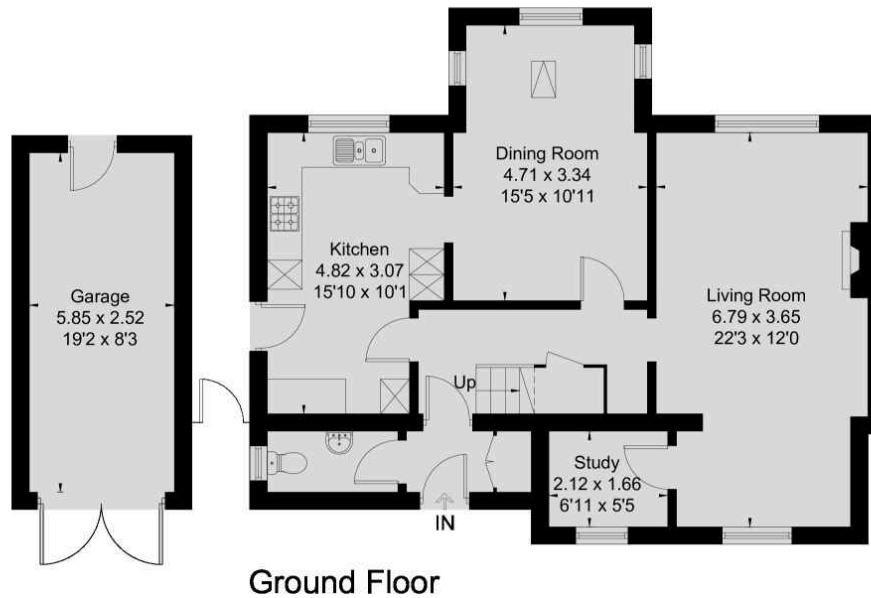
Freehold tenure. Mains services connected.



Approximate Floor Area = 132.8 sq m / 1429 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 147.7 sq m / 1589 sq ft



 = Reduced head height below 1.5m



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 #109411

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