56 North Road
Combe Down
Bath
BA2 5DF

A beautifully appointed, high specification 4 bedroom end of terrace family home with plenty of off street parking, an EV charging point and a pretty garden, located within a few minutes walk of the excellent local amenities in Combe Down village.

Tenure: Freehold

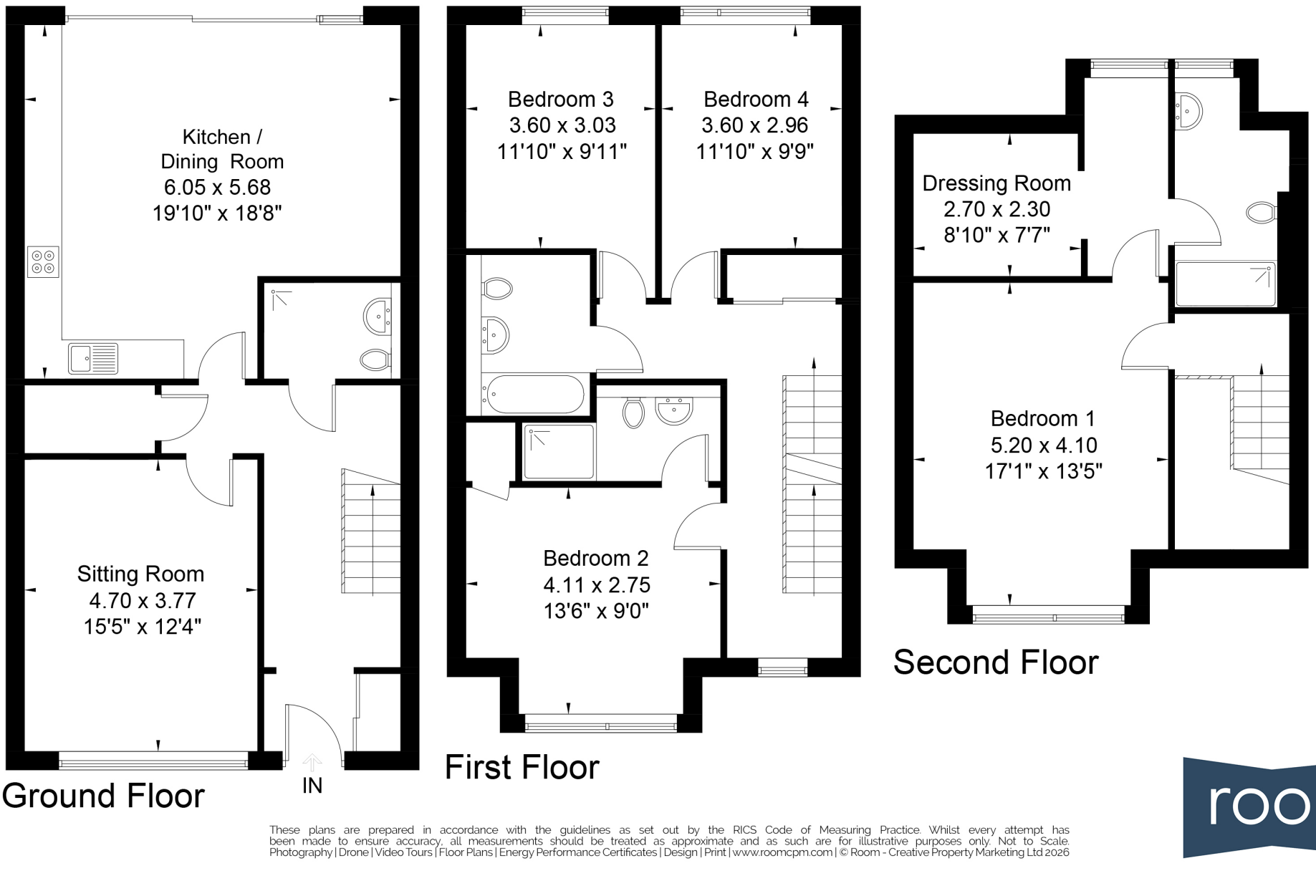
£925,000

Property Features

- 4 lovely bedrooms
- 3 bathrooms and separate wet room
- Formal sitting room
- Impressive open plan kitchen, dining and family room
- Utility space
- Plenty of built in storage
- 3 off street parking spaces with an EV charging point
- Pretty garden and paved sun terrace

56 North Road, Combe Down, Bath BA2 5DF

Approximate Gross Internal Area = 180.1 sq m / 1938 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale.
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Accommodation

Ground Floor

Lobby

With large built-in cloaks cupboard with hanging and shelving and through to the main entrance hall.

Entrance Hall

With solid wood flooring, beautiful solid wood staircase, glazed bannister leading to the first floor, walk-in storage cupboard and large understairs storage cupboard.

Cloakroom/Wet Room

With fully tiled flooring and walls, concealed cistern WC, wall mounted basin, courtesy lit mirror over, ladder effect heated towel rail, handheld and rain shower over, extractor fan and recessed ceiling spotlight.

Sitting Room

With solid wood flooring, double glazed window with deep sill to front aspect, built-in bespoke cupboards and bookshelves, 2 pedant ceiling lights.

Open Plan Kitchen/Dining/Family Room

With solid wood flooring, a comprehensive range of contemporary floor and wall mounted units, cupboards and drawers, granite worksurface and upstand, 1 ½ inset bowl, swan neck mixer tap with Quooker attachment, 5 ring AEG induction hob, extractor fan, double AEG electric ovens, AEG dishwasher, AEG built-in fridge/freezer, recessed ceiling spotlights, dual ceiling pendant lights, wall to wall and floor to ceiling sliding doors to sun terrace and garden.

First Floor

Landing

With solid wood flooring, large built-in utility cupboard with space and plumbing for washing machine and tumble dryer, folding shelf. Casement window with deep sill and built-in cupboards.

Bedroom 2

With solid wood flooring, double glazed window with deep sill to front aspect, built-in cupboard housing the pressurized hot water system and door through to en-suite shower room.

En-Suite Shower Room

With fully tiled floors, part tiled walls, pedestal WC, wall mounted basin, courtesy lit mirror, display self, ladder effect heated towel rail, fully tiled and glazed shower unit with handheld and rain shower over, recessed ceiling spotlights and extractor fan.

Bedroom 3

With solid wood flooring and casement double glazed window with deep sill to rear aspect.

Bedroom 4

With solid wood flooring and double glazed casement window with deep sill to rear aspect.

Family Bathroom

With fully tiled flooring, part tiled walls, concealed cistern WC, wall mounted basin, courtesy lit mirror over, ladder effect heated towel rail, panelled bath with fully tiled surround and glazed shower screen, handheld and rain shower over, recessed ceiling spotlights and extractor fan.

Solid wooden staircase and glazed bannister rising to the top floor landing.

Top Floor

Landing

With solid wood flooring and door through to master bedroom suite.

Bedroom 1

With solid wood flooring, casement double glazed window to front aspect and door through to large walk-in dressing area and study area.

Dressing Area

With access to eaves storage.

Study Area

With casement window to rear aspect.

En-Suite Shower Room

With fully tiled floors, part tiled walls, pedestal WC, wall mounted basin with courtesy lit mirror over, ladder effect heated towel rail, casement window to rear aspect, large double size, fully tiled and glazed shower area with handheld and rain shower over, recessed shower spotlights and extractor fan.

Externally

To the front of the property there are 3 private off- street parking spaces, along with an EV charging unit.

Accessed from the kitchen/dining and family area there is a beautiful, paved sun terrace which spans the width of the property to the rear, gated side access and steps down to a level lawn area and large timber framed garden shed.

Situation

North Road is situated in Combe Down, a highly sought after village location, placed conveniently within a mile south of the city centre and 30 minute down hill walk. Combe Down village has a wonderful community and offers an array of excellent local amenities which includes an award-winning primary school, a national chain supermarket, doctors surgery and pharmacy, café, delicatessen and gastro pub. Beautiful walks can be enjoyed in nearby Rainbow Woods and on The Bath Sky Line, along with great gym and spa facilities at Combe Grove Manor, which is on the doorstep. There is regular bus service into the city centre.

There are also a number of excellent schools within easy walking distance which include, Ralph Allen School, Monkton Combe Schools, Prior Park College, The Paragon School and Combe Down Junior and Infants.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

Description

56 North Road is a beautifully appointed 4 bedroom family home with particularly well-appointed high-specification accommodation arranged over 3 floors. The property benefits from having underfloor heating, solid wood flooring and double glazing throughout along with a quality bespoke kitchen with high end German appliances.

On the ground floor there is a spacious entrance hall with plenty of built-in storage and a large cloak/wet room. To the front there is a pretty light and airy formal sitting room and to the rear with access to the garden there is an impressive open plan contemporary kitchen, dining and family room.

The first-floor accommodation comprises a pretty ensuite guest bedroom to the front, along with 2 further double bedrooms to the rear and a family bathroom. In addition, there is a clever, concealed utility space with built in storage and a folding area.

The large master suite is on the top floor and has a well-appointed en suite shower room, a generous dressing room and study area.

Externally to the front there are 3 off-street free-standing parking spaces with an EV charging point and to the rear accessed from the open plan living space there is a generous, paved sun terrace which spans the width of the property. Steps lead down to a level lawn with attractive contemporary wooden parallel fencing. There is also the benefit of gated side access to the front.

General Information

Services: All mains services are connected
Heating: Gas fired underfloor heating
Tenure: Freehold
Council Tax Band: F

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