



51 Prior Park Road
Bath
BA2 4NF

A beautifully presented and well-proportioned 4 bedroom Grade II listed semi-detached Georgian villa, located in a highly prized residential area, close to excellent local amenities on nearby Widcombe Parade, within 5 minutes level walk of Bath Spa Railway station and Bath city centre.

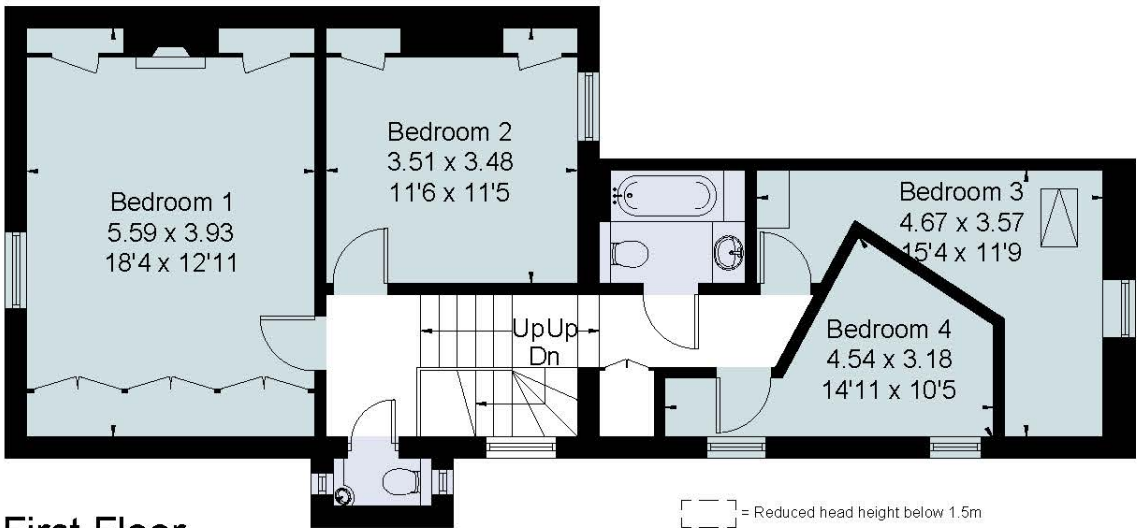
Tenure: Freehold

£1,250,000

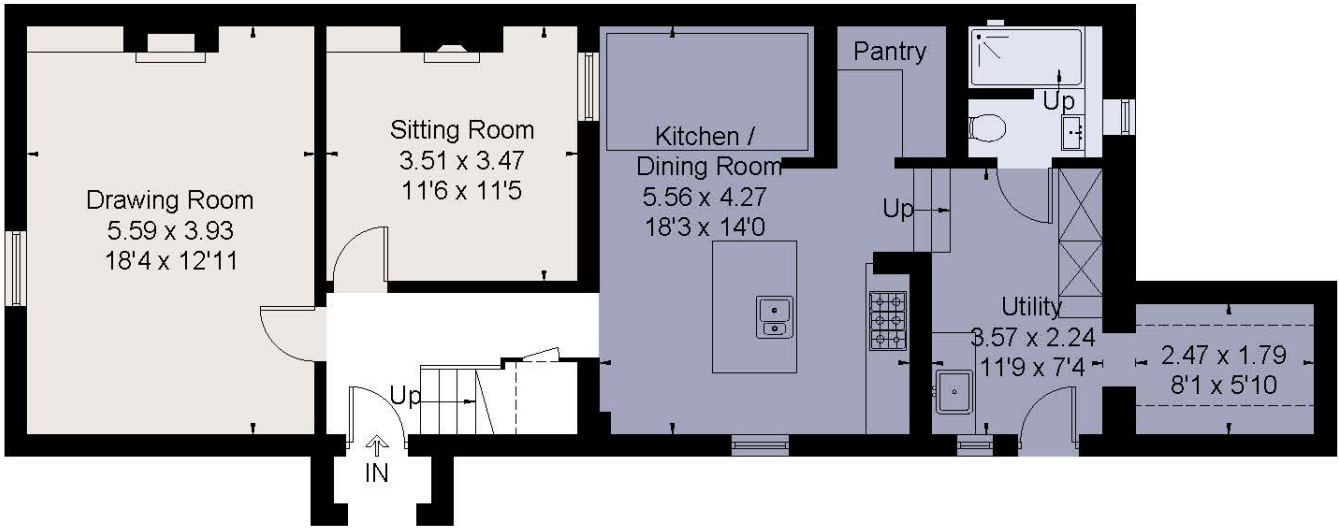
Property Features

- Highly prized residential area
- 5 minutes’ walk Bath Spa Railway Station and the city centre
- 4 bedrooms & 2 bathrooms
- 2 reception rooms
- Large beautifully fitted contemporary bespoke open plan kitchen/dining room
- Open plan Butler’s pantry
- Large boot room and linked vaulted utility room
- Wrap around gardens and sun terraces
- Gated parking for 3 cars
- Garden studio/office

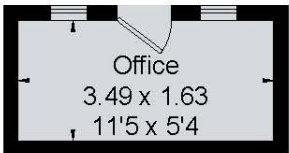
Approximate Floor Area = 157.8 sq m / 1698 sq ft
Garden Room = 5.8 sq m / 62 sq ft
Total = 163.6 sq m / 1760 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)



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 #102053

Accommodation

Ground Floor

Entrance Hall

With natural stone flooring, underfloor heating, period style radiator, under–stairs storage cupboard housing the Valient boiler and stairs with fitted runner which rise to the first floor.

Drawing Room

With exposed original floorboards, floor to ceiling sash window to front aspect, 2 period style radiators, beautiful Bath stone surround fireplace and hearth, built–in bespoke cupboard to left and recess to right.

Snug/Family Room

With exposed floorboards, period fireplace with Bath stone surround and hearth, bespoke fitted cupboard and bookshelf to left, fitted bookshelf to right and sash window to dining area.

Open Plan Kitchen/Dining Room

With natural stone flooring, underfloor heating, sash window to side aspect, period style radiator under, bespoke painted Shaker style kitchen with floor mounted drawers and cupboards, composite granite work surfaces and upstand, 3 oven Smeg range, 6 ring hob with extractor over, central island and breakfast bar with dishwasher, 2 down lighters over, 1½ bowl porcelain sink, Quooker hot water bronzed swan neck mixer tap.

Dining Area with glass roof and wall mounted lighting.

Butler's Pantry

With a range of base units, composite granite work–surface and upstand, fitted larder cupboard, wall shelving, recessed ceiling spotlights and natural stone flooring.

Steps rise to the utility and boot room.

Utility and Boot Room

With further stainless–steel stink, base units, granite work–surface and upstand, swan neck mixer tap, large fitted shelved cupboard, space and plumbing for American style fridge/freezer, vaulted utility space with space and plumbing for washing machine and tumble dryer, wall mounted radiator, glazed door to side aspect and recessed ceiling spotlights.

Wet Room

With natural stone flooring, concealed cistern WC, oblong basin set into stone plinth, mixer tap, fully marble tiled double sized enclosed wet area with handheld and rain shower over, recessed courtesy shelf, bronze fitments, ladder effect heated towel rail, underfloor heating, extractor fan and recessed ceiling spotlights.

Stairs with fitted runner rise to the first–floor landing.

First Floor

Landing

With fitted carpet and cupboard housing the hot water tank.

Master Bedroom

With fitted carpet, sash window to front aspect, period style radiator under, period fireplace with Bath surround, 2 recessed cupboards to either side and wall to wall bespoke fitted wardrobes.

Bedroom 2

With fitted carpet, sash window to rear aspect, period radiator and recessed cupboard.

Cloakroom

With natural stone flooring, concealed cistern WC, underfloor heating, bistro style walls, marble circular basin set into plinth, casement to rear and sash window to front.

Family Bathroom

With mosaic tiled flooring, concealed cistern WC, display shelf over, circular basin set into composite granite worksurface, vanity cupboard under, bronze mixer tap, recessed shelving, panelled bath with fully tiled surround, bronze attachments, handheld shower and rain shower over, ladder effect heated towel rail, recessed ceiling spotlights and extractor fan.

Bedroom 3

With fitted carpet, 2 sash windows side aspect, fitted wardrobe and wall mounted radiator.

Bedroom 4

With fitted carpet, fitted wardrobe, sash window to rear aspect and radiator under.

Loft

Fully boarded loft area covering rear portion of house with modern hatch and ladder for access.

Externally

There is gated off street parking for up to 3 cars, beautiful ornamental gardens, level lawn and sun terraces wrap around the front, side and rear of the property.

In addition, there is a stone outbuilding with electricity which is currently being used an at home office.



Situation

Widcombe is a highly prized residential urban village, located to the south of the city and offering an excellent range of local amenities on Widcombe Parade, along with an Outstanding Offsted primary school. Bath Spa Railway Station is a 5 minute level walk away and the city centre is on the doorstep along with lovely walks along the nearby canal, National Trust Land and The Skyline Walk.

The property is also with easy reach of Prior Park College, The Paragon, Ralph Allen, Beechen Cliff, Hayesfield, Widcombe Junior/Infants, King Edwards and Monkton Combe schools.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which includes a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths, The Bath Thermae Spa and Pump Rooms.

World-class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Bath Spa, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

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

51 Prior Park Road is wonderful family home of fine Georgian proportions, offering spacious, beautifully presented, stylish accommodation arranged over 2 floors, with the benefit of a pretty garden and plenty of off-street gates parking for up to 3 cars.

On the ground floor there is an elegant formal drawing room to the front with a large floor to ceiling picture sash window, a fine period fireplace and original exposed floorboards. In addition, there is also a cosy snug / family room. To the rear there is a large contemporary open plan well fitted kitchen and dining room with a feature central island and breakfast bar, along with a butler's kitchen/pantry, a fitted wet room, a large boot room, conveniently enjoying side access to the gardens and a vaulted utility space.

On the first floor there is splendid master bedroom to the front with bespoke fitted wardrobes and a period fireplace, along with a further pretty double bedroom and a toilet with free standing stone basin. To the rear there are 2 further bedrooms and a modern family bathroom.

Externally there are pretty gardens and sun terraces that wrap around the front side and rear of the property and provide a perfect BBQ al fresco dining space. along with gated off-street parking for up to 3 cars. In addition, there is a generous garden studio, with power, which is currently being used as an at home office.

General Information

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

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