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Residential Sales



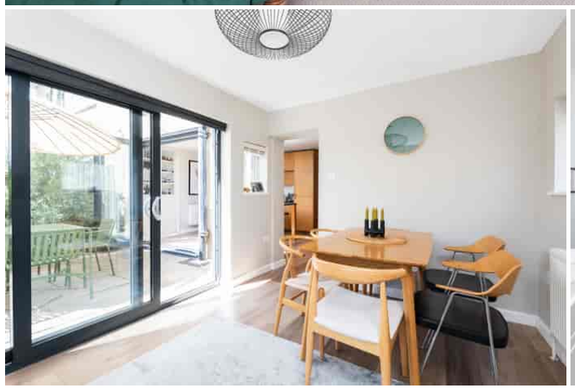
Bloomfield Drive, Bath

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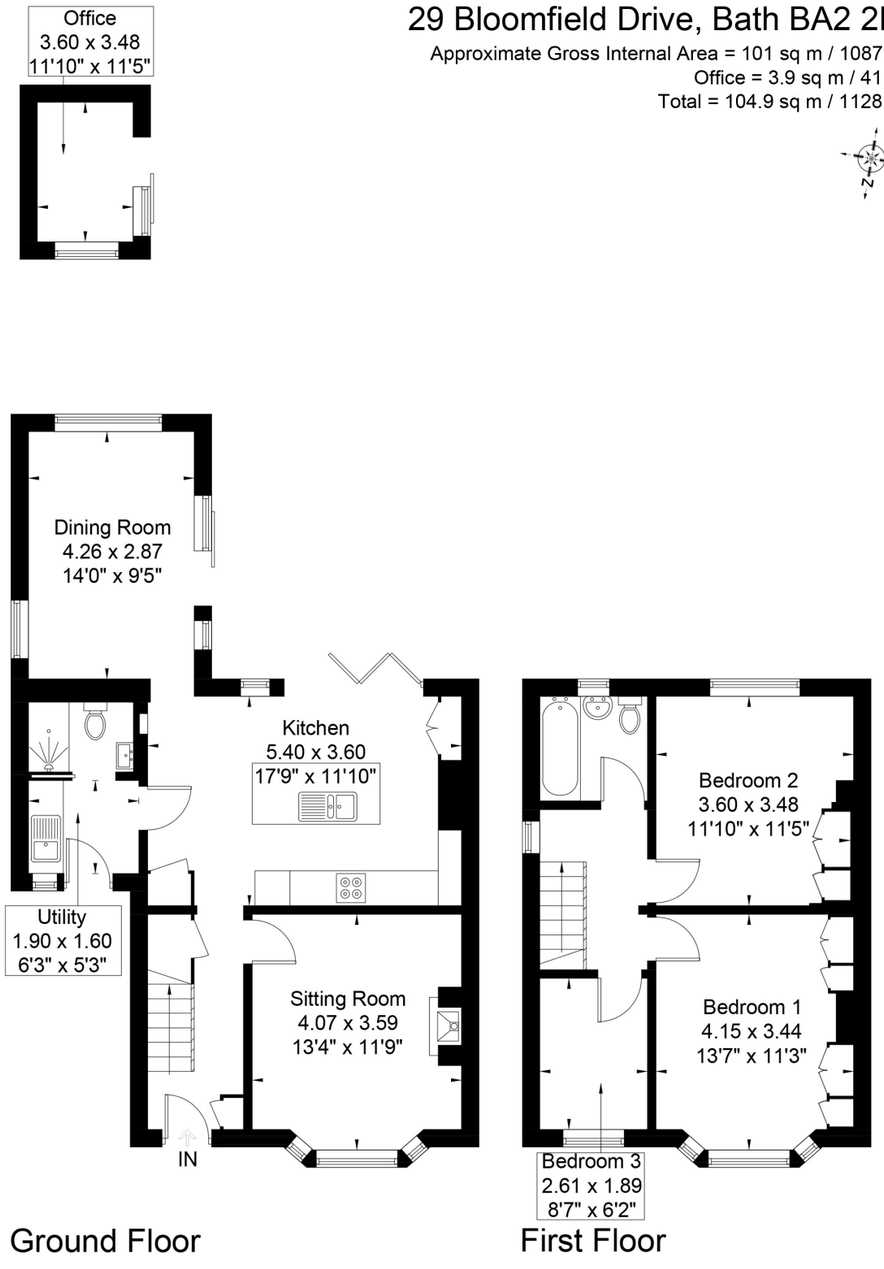


Floor Plan

COBB FARR
Bath & Bradford on Avon

29 Bloomfield Drive, Bath BA2 2BQ

Approximate Gross Internal Area = 101 sq m / 1087 sq ft
Office = 3.9 sq m / 41 sq ft
Total = 104.9 sq m / 1128 sq ft



Ground Floor First Floor

29 Bloomfield Drive
Bath
BA2 2BQ

A wonderful family home situated in a most popular road on the southern side of the city. Boasting extended ground floor accommodation and a separate garden studio/office, this 3 bedroom semi-detached home has a private garden and is in excellent decorative order.

Offers in Excess of

Tenure: Freehold

£525,000

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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room

Situation

Bloomfield Drive is perfectly placed for easy access to a range of local amenities nearby on The Bear Flat and for a triangle of excellent schools which includes Ralph Allen School, Monkton Combe School, Prior Park College, The Paragon School, Hayesfield Girls School, Beechen Cliff and Widcombe Infants School.

The World Heritage City of Bath is only a short distance away and offers an array of wonderful cultural activities, which includes the newly refurbished Holburne Museum and The Theatre Royal along with world class sporting facilities nearby at Bath University and Bath Rugby and Cricket Clubs. In addition, there is excellent independent and chain shopping available in the new Southgate Shopping Centre and Milsom Place and a wonderful selection of fine restaurants, cafés, and wine bars.

Communications include a direct rail link from Bath Spa Railway Station to London Paddington, Bristol and South Wales and the M4 motorway junction 18 is approx 10 miles to the north. Bristol International Airport is 15 miles to the west.

Description

29 Bloomfield Road is a sought-after residential address, providing extended, well decorated, family accommodation set on two storeys with a near level garden.

The property is approached by a recently renewed, stepped path through the front garden to the main door where the path continues to the side of the property where there is access to the utility room and bike store.

Inside, the welcoming hallway has stairs rising to the upper floor, a door into the front aspect sitting room with a newly replaced 3-window bay, wood burning stove, and on into the kitchen.

The fully integrated kitchen boasts many cupboards and work surface areas with the central island providing a seating space at a breakfast bar. The kitchen opens to the garden via bi-folding doors and also leads through to the garden/family room as well as the utility room.

The utility room houses all the usual appliances and leads through to a very handy ground floor shower room with WC. The garden room is an exceptionally versatile room, ideal for a family who may require a dining room, playroom or another sitting room.

Upstairs are the light and airy bedrooms and a stylish bathroom. The bedrooms either have a view over the rear garden or a far-reaching vista over Bath city centre towards Lansdown and beyond.

Externally to the rear and immediately located off the kitchen is a very private terrace, ideal for outdoor dining which in turn leads to the main area of lawned garden. There is a good-sized timber shed and a garden studio/home office fully kitted out with power, broadband, and sliding doors to the garden.

General Information

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

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Accommodation

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Ground Floor

The property is entered through a part obscured glazed Upvc front door and into the hallway.

Hallway

With stairs rising to the first-floor landing, single panelled radiator, LVT wood effect flooring, understairs storage and door through to sitting room.

Sitting Room

With front aspect bay window, double panelled radiator, chimney breast with inset woodburning stoving and slate hearth.

Kitchen

Comprising a matching range of eye and base level wooden fronted units, square top work surface area incorporating an AEG induction hob, central island and breakfast bar with matching worksurface and inset twin stainless steel sinks, part tiled walls, high level double oven and further microwave oven, built-in fridge/freezer and dishwasher, recessed cupboards, rear aspect double glazed window, single panelled radiator, wood effect flooring, bi-fold doors leading out onto the terrace, archway through to the family room and door to utility room.

Utility Room

Comprising low level units, worksurface areas, single bowl stainless sink with mixer tap and drainer, wall mounted Worcester boiler, space and plumbing for washing machine, space for tumble dryer, front aspect door and window, vinyl flooring and pocket door leads through to the shower room.

Shower Room

With vinyl flooring, low flush WC, wash hand basin, splashback and vanity cupboard below. 1½ shower cubicle with sliding and glazed shower screen, thermostatic shower with chrome riser, monsoon shower head, extractor fan and part tiled walls.

Family Room

With wooden effect flooring, side aspect double glazed window, rear aspect tilt and turn window, 2 single panelled radiator and sliding doors leading out to the terrace and garden.

First Floor

Landing

With access to loft which has been boarded for storage and has a large access hatch and ladder. Side aspect window.

Family Bathroom

With low flush WC, wall mounted wash hand basin with mixer tap, bath with mixer tap and folding shower screen with thermostatic shower and chrome riser, extractor fan, part tiled walls, water heated towel rail and rear aspect frosted double glazed window.

Bedroom 1

To the front of the property with single panelled radiator, large bay window with a view towards the Severn Bridge and Kelston Round Hill and a range of built-in wardrobes either side of the chimney breast.

Bedroom 2

To the rear aspect with single panelled radiator, built in wardrobe and view over the garden.

Bedroom 3

Being front aspect with single panelled radiator.

Externally

To the front there is a plethora of mature plants with a wrought iron gate and slabs leading to the front door and side gate. There is also compost bins, gas metres, bin store and timber shed.

To the rear of the property there is a large area of flag slabbed patio area which is enclosed by mature laurel and bay trees. The pathway continues to the side of the property and also to the main lawn rear garden. With gated rear access, timber shed and home office pod.

Home Office Pod

With sliding doors, LVT flooring, window, power, lighting and digital connectivity.