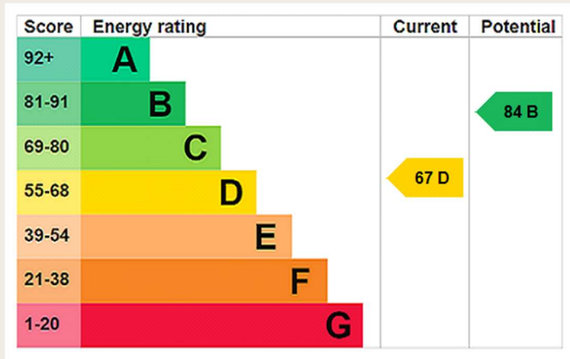
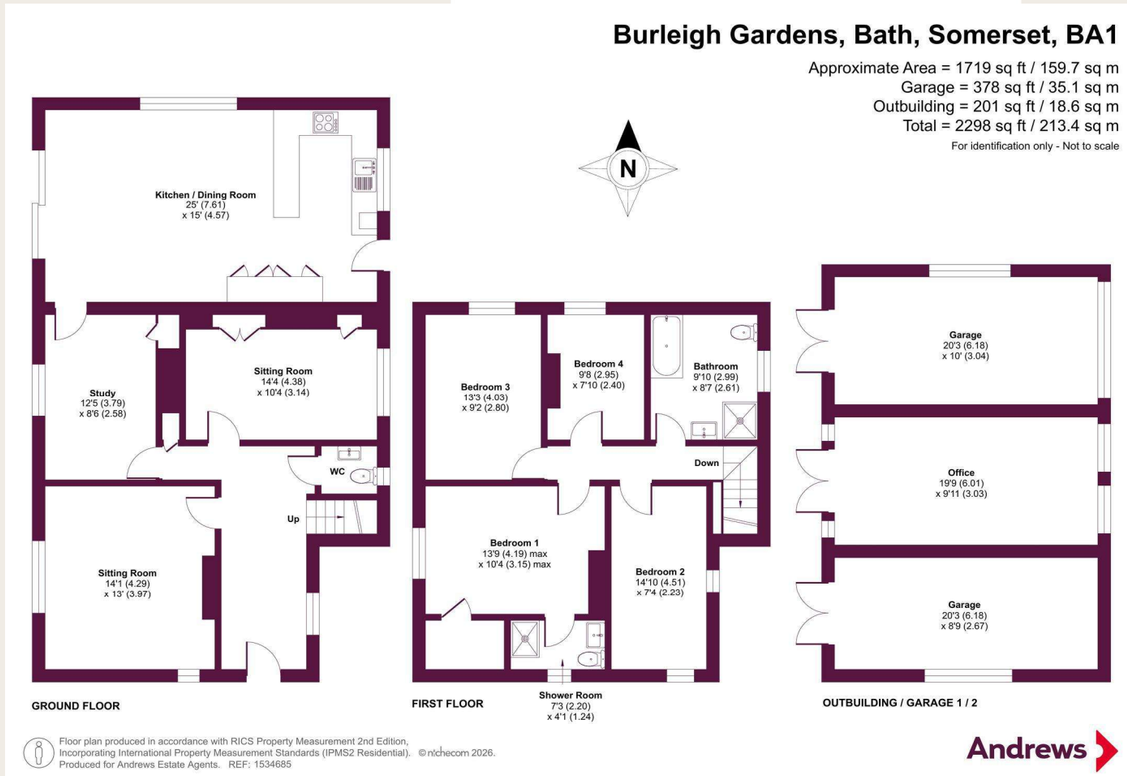
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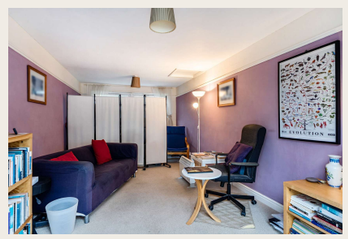
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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

Burleigh Gardens, Bath

BA1 3RR

Guide Price
£900,000

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED
ARMA

Energy Efficiency Rating: D

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Situated on a generous plot within a cul-de-sac setting, this detached Edwardian home benefits from ample off-street parking and a versatile outbuilding.



A charming detached family home offering in excess of 1700 sq. ft. of versatile accommodation, set within a generous plot with wrap-around gardens, driveway parking and a substantial outbuilding. Tucked away within a cul-de-sac, the property combines period character with practical family living. The generous entrance hall sets the tone for the home's proportions and character, enhanced by an elegant archway. This flows through to a sitting room which is full of character, featuring picture rails, a gas stove with a faux marble surround and attractive views over the gardens. A second reception room, previously utilised as a therapy room, offers excellent flexibility and benefits from built-in dressers providing useful storage. A study/music room links seamlessly through to the impressive open-plan kitchen/dining room, measuring approximately 25' x 15'. Arranged in a practical horseshoe layout, the kitchen provides an abundance of base units and generous worktop space for food preparation, together with space for under-counter appliances. Beyond, the room comfortably accommodates a six-seater dining table as well as a relaxed seating area centred around a second wood-burning stove. Patio doors open directly onto the garden, creating a wonderful flow between the indoor and outdoor spaces. A ground floor WC completes the accommodation on this level. The first floor comprises four well-proportioned bedrooms, including three generous doubles. Bedroom one benefits from built-in storage and an en-suite shower room. Bedroom four is currently utilised as a single bedroom but would make an excellent home office or study. The family bathroom is fitted with both a bath and a separate shower cubicle. Externally, the property truly comes into its own. The gardens wrap around the home, offering a variety of spaces to enjoy throughout the day. A patio provides the perfect setting for outdoor dining and entertaining, while extensive lawned areas offer plenty of room for children to play. An allotment area will particularly appeal to keen gardeners and those looking to cultivate their own produce. Gated access to the front of the property provides an excellent degree of privacy, whilst the expansive driveway offers parking for numerous vehicles. A substantial outbuilding is divided into three sections, with garages positioned at either end and a central area that has previously been converted into a studio, offering excellent potential for hobbies or home working. The property also benefits from solar panels, helping to improve energy efficiency.

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Summary

- Detached home
- Over. 1700 sq ft of accommodation
- Four bedrooms
- Two reception rooms plus study/music room
- Impressive 25' x 15' open-plan kitchen/dining room
- Wrap-around gardens with patio, lawns and allotment area
- Extensive driveway parking
- Outbuilding incorporating two garages and studio space
- Solar Pannels
- Character features
- Cul-de-sac position
- Freehold
- Council Tax - Band F

Situated in the ever-popular Newbridge area of Bath, Burleigh Gardens enjoys a convenient residential setting on the western side of the city. The area is particularly well regarded for its excellent access to local amenities, pleasant green spaces and straightforward routes into Bath city centre. Residents benefit from a range of everyday amenities nearby, including local shops, cafés and convenience stores within 0.5 miles, while the extensive shopping, dining and leisure facilities of Bath city centre are around 1.8 miles away. The popular Royal Victoria Park is approximately 1.2 miles away, offering open green space, botanical gardens and family recreation facilities. For commuters, Bath Spa railway station provides direct services to Bristol, London and the South West. The property also enjoys convenient access to the A4, offering routes towards Bristol and the motorway network. The area is well served by local schools including Weston All Saints Primary School and Oldfield School both within 1 mile. Within a 10-minute walk of the property lies the renowned Cotswold Way, providing direct access to Kelston Round Hill and miles of picturesque countryside beyond.

Interested in this property?

For viewings and advice please get in touch with our Bath Sales branch on 01225 329909