



# 33 Holburne Park Bathwick Bath BA2 6BL

A superbly appointed, handsome townhouse offering fine views toward the city centre and Lansdown. Set to 3 storeys with ample room sizes, parking and private garden.

**Offers in Excess of**

Tenure: Freehold

**£1,250,000**

## Property Features

- 4/5 Bedrooms
- Open plan kitchen/dining/family room
- Upgraded from original specification
- First floor sitting room
- Cloakroom and utility
- 2x ensuites
- Parking
- Enclosed private garden

## 33 Holburne Park, Bath, BA2 6BL

Approximate Gross Internal Area = 187.2 sq m / 2015 sq ft



Ground Floor

First Floor

Second Floor

# Accommodation

## Ground Floor

### Entrance Hall

With stairs rising and turning to the first-floor landing, understairs storage cupboard, wall mounted digital thermostat for underfloor heating, concealed cupboard with electric metres, consumer unit and home network sockets, alarm panel, wall lights, shelving and racking for coats and shoes.

### Study/Bedroom

With front aspect double glazed wooden framed window, plantation shutters, wooden flooring, range of built in cupboards, bookshelves and desk.

### Utility Room

With high level cupboards, granite work surface, inset single bowl, mixer tap, tiled splashback, space and plumbing for washing machine, space for tumble dryer, wooden flooring and door through to cloakroom.

### Cloakroom

With wooden flooring, low flush WC with concealed cistern, wall mounted wash hand basin with mixer tap, wooden wall panelling, water heated towel rail, full height shelving and hanging for coats and downlighting.

### Open Plan Kitchen/Dining/ Family Room

#### Kitchen

With wooden flooring, range of eye and base level matching units, granite work surface area and upstand, tiled splashback, mixer tap, 1 ½ bowl stainless steel sink, matching freestanding island with further drawers, induction hob, extractor fan, lantern lights, downlight, built in larder cupboard, 2 electric mid-level ovens, wine fridge, space for American style fridge/freezer and built in Siemens dishwasher.

### Dining Room/Family Area

With wooden flooring, wooden wall panelling, further understairs cupboard, downlighting, 2 sets of double-glazed patio doors leading out onto the private terrace and garden.

Staircase has central hessian carpet runner leading up the landing.

## First Floor

### Landing

Stairs rise again to second floor and large storage cupboard.

### Sitting Room

Overlooking the rear garden with 2 sets of inward opening double glazed doors with Juliette balconies, feature stone fireplace with inset wood burning stove, recessed cupboards and shelving to either side, wooden wall panelling and downlighting.

### Main Bedroom

With 3 sets of front aspect wooden framed double glazed windows, plantation shutters, low level bespoke radiator, range of built in wardrobes in the dressing area and door through to en-suite shower room.

### En-Suite Shower Room

Comprising limestone tiled flooring, part tiled walls, downlighting, double walk in shower cubicle with thermostatic shower, chrome riser, telephone shower attachment and monsoon shower, water heated towel rail, low flush WC with concealed cistern, shaver point, recessed mirror, wall mounted wash hand basin with mixer tap and vanity cupboard below.

## Second Floor

### Landing

Access to the part boarded loft and large airing cupboard.

### Family Bathroom

With low flush WC, wall mounted wash hand basin, mixer taps, vanity cupboard under, separate bath with mixer tap, thermostatic shower with chrome riser, glazed shower screen, limestone tiled floor, part tiled walls, recessed mirror, shaver point, downlight lighting and water heated towel rail.

### Bedroom 2

With a range of built in sliding door wardrobes, 2 front aspect wooden framed double glazed windows, plantation shutters, low level radiators and door through to en-suite.

### En-Suite

With double width shower cubicle, glazed sliding door, thermostatic shower, telephone shower and monsoon shower head, Vitra sanitary ware, night lighting, low flush WC, front aspect wooden formed window, plantation shutters, part tiled flooring, part tiled walls, down lighting and water heated towel rail.

### Bedroom 3

With rear aspect wooden framed double-glazed window, plantation shutters, radiator, generous built in wardrobe with hanging space, shelving and Worcester boiler.

### Bedroom 4

With front aspect double glazed wooden framed window, plantation shutters, radiator and downlighting.

## Externally

To the front of the property there is a brick block driveway for 2 vehicles (plus an extra parking permit for 3rd space), covered bin store and slabbed pathway to front door.

To the rear of the property there is an Indian sandstone patio and is enclosed to all sides by stone walling and privacy fencing, steps up to an area of level lawn with raised shrubbery borders and timber garden store.

Agents note: Air circulation system built into the property.



## Situation

Holburne Park is situated in a fine elevated position on the cusp of Bath and Bathampton, within one mile of the city centre and within easy walking distance.

The World Heritage City of Bath offers an excellent selection of chain and independent shopping, a fine selection of restaurants, cafes and wine bars and many cultural activities which includes the nearby newly refurbished Holburne and One Royal Crescent Museums, The Theatre Royal and a world famous literary and music festival.

Many wonderful parks for recreational enjoyment are on the door step, the beautiful Sydney Gardens is a 5 minute stroll. The property is also ideally placed for easy access to a triangle of excellent state and independent schools, in particular King Edward's School and playing fields on North Road and Bathampton Lane and the award winning Bathwick St Mary's Primary school. World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University campus.

Communications include a direct link to London Paddington, Bristol and South Wales from Bath Spa Railway Station and the M4 motorway junction 18 is approx 10 miles to the north. The city of Bristol is 12 miles to the west and the market towns of Bradford on Avon, Frome and Trowbridge are easily accessible via A36.

## Description

Number 33 is located on the edge of this most popular development offering immaculately presented and upgraded accommodation set to 3 storeys with the ground floor giving a welcoming hallway leading to a versatile front aspect room which could lend itself to being a bedroom or study. To the rear the well appointed kitchen has an island unit and is open to the dining area and a family sitting room space opening via two sets of glazed doors to the private garden and terrace. There is a large utility room and separate cloakroom finalising the ground floor .

Upstairs the large sitting room has a view over the garden as well as hand made units either side of the fireplace with wood burning stove. The main bedroom is also on this level and boasts a dressing area, ample built in wardrobes and a generous ensuite.

The third floor has 3 further bedrooms, family bathroom and a further ensuite and more storage. Attic space could also be converted for extra space.

The garden is enclosed and private with a paved terrace with steps to the lawn.

## General Information

Services: All mains services are connected

Heating: Gas fired heating

Tenure: Freehold

Council Tax Band: G

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