



112a Midford Road

Bath

BA2 5RY

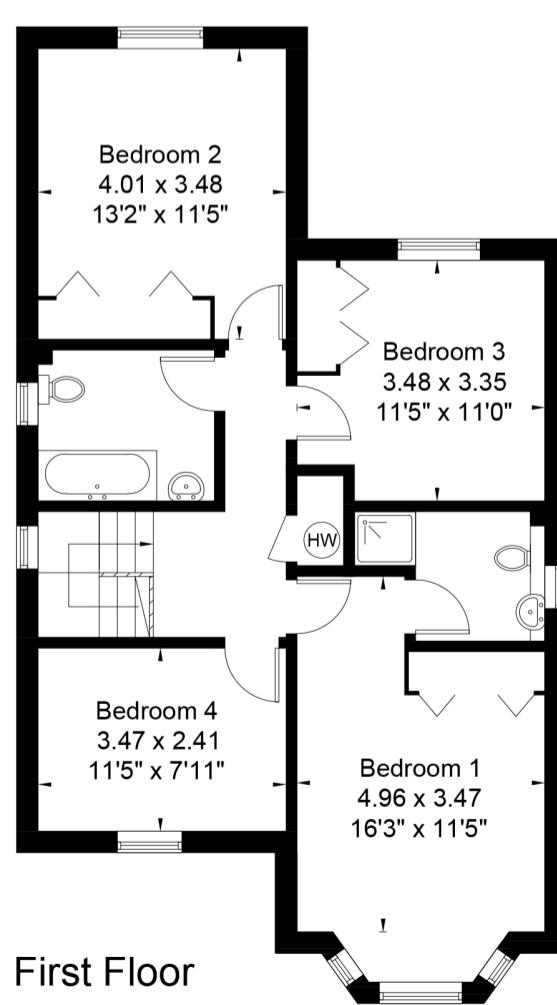
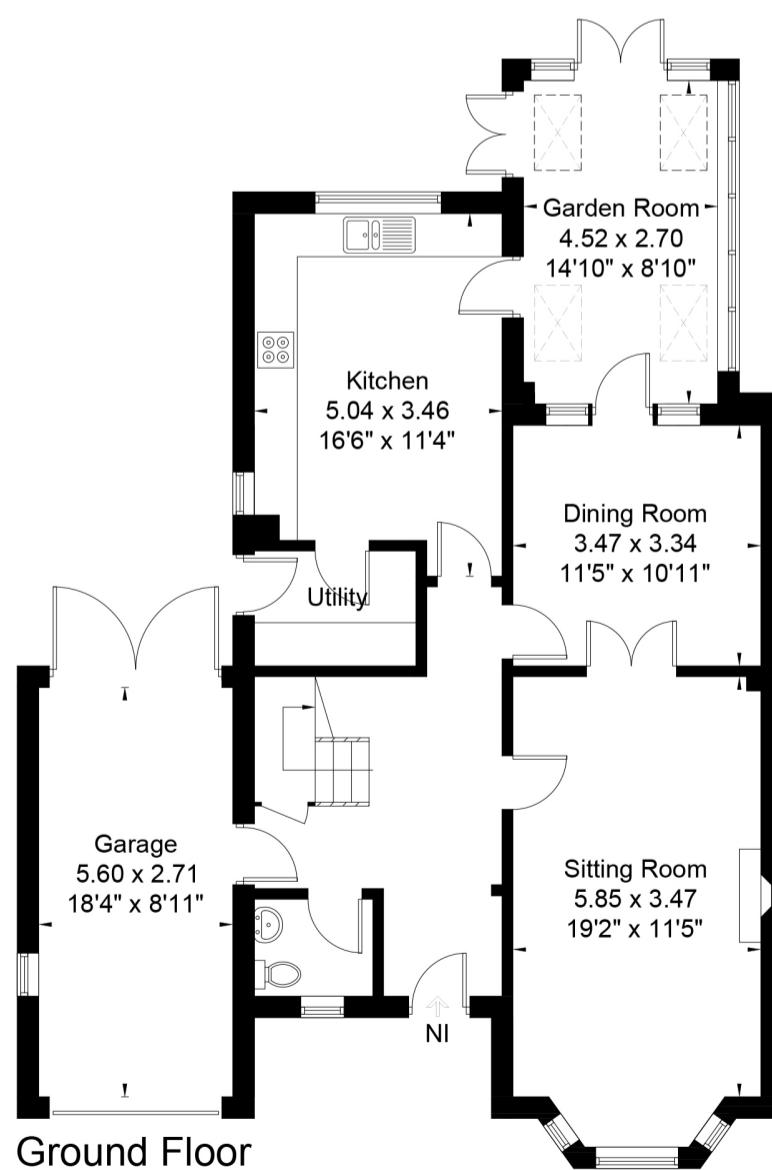
Set in a generous, level plot, this 4 bedroom detached home offers extended accommodation in immaculate condition and enjoys a southerly aspect to the rear over a generous, level, lawned garden.

Tenure: Freehold

£1,100,000

Property Features

- 4 bedrooms
- Detached family home
- Ensuite facilities
- Extended living space
- Parking and garage
- Level lawned garden
- South facing



112a Midford Road, Bath BA2 5RY

Approximate Gross Internal Area = 158.6 sq m / 1707 sq ft
Garage = 15.4 sq m / 165 sq ft
Total = 174 sq m / 1872 sq ft



Accommodation

Ground Floor

Entrance Hall

With single panelled radiator, stairs rising and turning to the first-floor landing, understairs storage, Bruce solid hardwood flooring and downlighting.

Cloakroom

With solid hardwood flooring, front aspect obscured double glazed window, single panelled radiator, part tiled walls, extractor fan, alarm panel, pedestal wash hand basin and low flush WC.

Sitting Room

With front aspect double glazed bay window, double panelled radiators, feature marble fireplace with inset cast iron fire with gas flame effect and slate hearth, wall lights, central ceiling rose and glazed double doors leading through to the dining room.

Dining Room

With wall lights, central ceiling rose, double panelled radiators, door to the hall, glazed door and windows overlooking the garden room.

Kitchen

Comprising a matching range of eye and base level units, with Wharf solid seamless worktops, moulded upstands and splashback, high level Neff double oven with grill, 4 ring Neff gas hob with light over, tall bespoke radiator, downlighting, rear and side aspect double glazed window, built-in in 60/40 fridge and freezer, built-in separate freezer, Amtico marble style floor tiling, glazed door through to the garden room and door to the utility.

Utility Room

With matching tiled flooring to the kitchen, wall mounted Vaillant boiler, Wharf seamless worksurface with moulded upstands, eye and base level units, tall cupboard for further storage, space and plumbing for washing machine, space for tumble dryer and part glazed side door.

Garden Room

Architect designed, with polished tiled ceramic flooring, triple aspect to east side with double glazed windows to the west and south with doors opening onto the slabbed patio and view of the garden beyond, Velux windows, tall bespoke radiator and downlighting.

First Floor

Landing

With side aspect double glazed window and doors leading to all bedrooms, bathroom and airing cupboard with slatted linen shelving, access to the loft.

Bedroom 1

With front aspect double glazed bay window, double panelled radiator and a range of 2 double built-in wardrobes with bi-folding doors, shelving and hanging space. Door through to en-suite shower room.

En-Suite Shower Room

Comprising low flush WC with concealed cistern, wash hand basin set into vanity unit of drawers and cupboards, walk-in glazed shower cubicle with thermostatic shower and chrome riser, extractor fan, part tiled walls, Amtico tiled flooring, water heated towel rail, shaver point and side aspect obscured window.

Bedroom 2

With rear aspect double glazed window with views over the garden and the fields beyond, 2 double folding door wardrobes and double panelled radiator.

Bedroom 3

With rear aspect double glazed window overlooking the garden and fields, double panelled radiator and 2 built-in wardrobes.

Bedroom 4

With front aspect double glazed window and double panelled radiator.

Family Bathroom

Comprising pedestal wash hand basin, low flush WC, panelled bath with mixer tap and telephone shower attachment, single panelled radiator, Amtico tiled flooring, part tiled walls, side aspect obscured double glazed window, extractor fan, downlighting and shaver light.

Externally

With side access to the side of the garage there is hard standing for a vehicle/boat. This leads to the patio with retaining walls, steps up to the lawn and a path to a large garden shed. The garden is mainly laid to level lawn and is flanked by mature hedgerow and closeboard privacy fencing with mature pruned trees, rose beds and backs on to farmland. There is also a small garden path to the other side of the property.

To the front, garden is accessed via a short pillared driveway under the ownership of the neighbouring house with rights of access to 112a. This leads to a gravelled driveway providing hardstanding, off road parking for 3 vehicles and entry to the garage. The front garden has original stone walling and is mainly laid to level lawn and further hedgerow to the North aspect.

Garage

To the front with an electrically operated up and over door, pitched roof for storage, power, lighting and housing the consumer unit. Double opening doors to the rear of the garage leading out onto the side of the property.



Situation

This attractive detached property is set on the Midford Road and built some 30 years ago by an independent local builder using high quality materials and design.

The property is particularly well located for easy access to various schools to include Beechen Cliff, Ralph Allen, Hayesfield and a number of private schools to include King Edwards and Prior Park. Also nearby are a number of amenities to include a useful general store and excellent bus services which lead down to the city centre of Bath.

Also close by is the village area of Bear Flat with local shops and amenities along with a choice of restaurants and wine bars. The property is also well located for easy access to the city of Bristol and the market town of Frome.

The city is approximately two miles distant 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 include a world-famous international music and literary festival, the attractions at The Roman Baths and Pump Rooms and an array of art galleries and museums.

Travel links 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

The property is approached via a pillared driveway leading to the gravelled parking area in front of the garage and the covered porch.

The front door opens to a welcoming and spacious hall where there is access to most of the ground floor rooms. The main sitting room enjoys a view to the front through a bay window and also opens to the dining room. The smart kitchen boasts modern units and built in appliances. It has been recently been totally refurbished and provides ample space for a table and overlooks the rear garden and leads to the garden room which is extremely light with Velux windows and doors accessing the garden.

The ground floor is completed with a utility room off the kitchen with side door access, a separate cloakroom and an internal door from the hallway to the garage.

Upstairs the landing leads to all bedrooms and family bathroom. All of the bedrooms have a good view either to the front or rear and the largest bedroom enjoys the ensuite shower room.

The garage not only has an electrically operated up and over front door but also double opening rear doors allowing access to a further hardstanding area to the rear of the garage, ideal for classic car storage or even a small boat. The rear garden is delightful; enclosed on all sides, with well tended borders and backing onto open fields and the Wansdyke path.

General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: G

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