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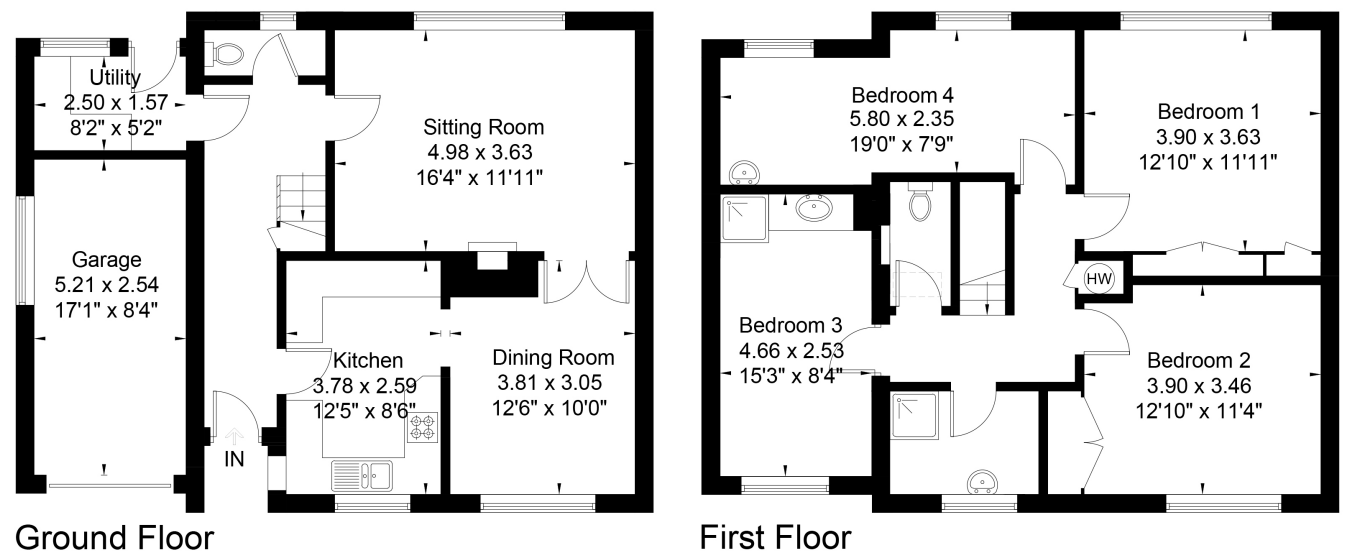
Residential Sales



Cranwells Park



13 Cranwells Park, Bath, BA1 2YD
 Approximate Gross Internal Area = 130.7 sq m / 1406 sq ft
 Garage = 13.0 sq m / 139 sq ft
 Total = 143.7 sq m / 1545 sq ft



13 Cranwells Park Bath BA1 2YD

A generously proportioned 4 bedroom semi-detached family home, in need of some modernization, with a beautiful garden and views, located in a wonderful position within 2 minutes-walk of Royal Victoria Park and close to the city centre.

**Offers in Excess of
£750,000**

Tenure: Leasehold



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. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024



Situation

Cranwell's Park is an enviable residential location, positioned beautifully in a fine elevated position on the edge of Royal Victoria Park and within easy walking distance of Bath city centre. Cranwell's Park is close to a range of excellent local amenities in nearby Weston Village and within easy reach of a triangle of good state and independent schools.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with several well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world-famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are a number of good state and independent schools within easy reach which include St Mary's and Outstanding-rated Weston All Saints primary school in Weston, Oldfield School in Newbridge and Kingswood and The Royal High Schools in Lansdown.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the nearby Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected

Heating: Full gas central heating

Tenure: Leasehold with option to acquire the Freehold

Council Tax Band: E

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Description

13 Cranwell's Park is a deceptively spacious and sympathetically extended 4 bedroom semi-detached family home, located in a sought after position adjacent to Royal Victoria Park. This lovely family home has been in the same ownership since 1962 and is in good condition throughout but could benefit from some updating in areas.

On the ground floor there is a well-equipped kitchen which is linked to a generous dining room, both with a lovely aspect to the front. The dining room is linked to the sitting room to the rear via double doors and has a charming aspect overlooking the rear garden. In addition, on the ground floor there is a guest cloakroom and a spacious utility room which enjoys access to the garden.

On the first floor there are 4 good-size bedrooms and a family shower room along with a separate WC. There is plenty of opportunity to create a further ensuite bath/ shower room if required.

To the rear there is a beautiful well-stocked level garden which enjoys fine elevated views and to the front there is access to a single garage and off-street parking for 2 cars.

Accommodation

Ground Floor

Entrance Hall

With fitted carpets, radiator, understair cupboard, stairs rising to first floor and doors to all ground floor rooms.

Kitchen

With wooden flooring, a comprehensive range of floor and wall mounted units cupboards and drawers with Melamine work surfaces and tiled up-stand, 1½ bowl inset sink and stainless steel mixer tap. Double glazed window to front aspect, integrated double electric oven and four ring induction hob with extractor over, integrated Bosch dishwasher, recessed ceiling spotlights and archway through to dining room.

Dining Room

With wooden flooring, double glazed window to front aspect with radiator under and double doors to sitting room.

Sitting Room

With fitted carpets, radiator, large, double-glazed window to garden aspect, recessed gas fire and granite hearth and door through to hallway.

Guest Cloakroom

With Lino flooring, pedestal WC, double glazed window to garden aspect and wall mounted Worcester combination boiler.

Part glazed door leads to utility room

Utility Room

With Lino flooring, pedestal WC, double glazed window to garden aspect and wall mounted Worcester combination boiler.

Stairs with fitted carpets rise to first floor landing

First Floor

Landing

With fitted carpets, loft access, large airing cupboard housing the hot water tank.

Bedroom 1

With fitted carpets, fitted wardrobes, double glazed window to front aspect with radiator under and wall mounted shelving.

Bedroom 2

With fitted carpets, built-in wardrobes, double glazed window to rear aspect with radiator under, enjoying the magnificent views towards Bloomfield Crescent.

Bedroom 3

With fitted carpets, two double glazed windows to rear aspect, radiator and pedestal basin.

Bedroom 4

With fitted carpets, double glazed window to rear aspect with radiator under, built-in shower and basin.

Family Shower Room

With wooden effect flooring, large fully tiled and glazed shower unit with rain and hand-held shower over, pedestal basin, double glazed window to front aspect and radiator.

Cloakroom

With wooden effect flooring, pedestal WC, courtesy shelving and ceiling Velux window.

Externally

Accessed from the utility room to the rear there is a charming garden with a level lawn and mature borders with a wealth of mature shrubs and trees. To the front there is a further lawned area, a single garage and off-street parking for 2 cars.