

# 124 Wellsway Bath BA2 4SE

A beautifully appointed, sympathetically extended 3 bedroom bungalow with stunning terraced gardens enjoying wonderful far-reaching elevated views, located in a popular residential area close to excellent local amenities and Bath city centre.

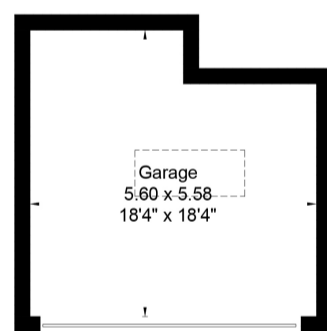
Tenure: Freehold

## Offers in Excess of

### £750,000

#### Property Features

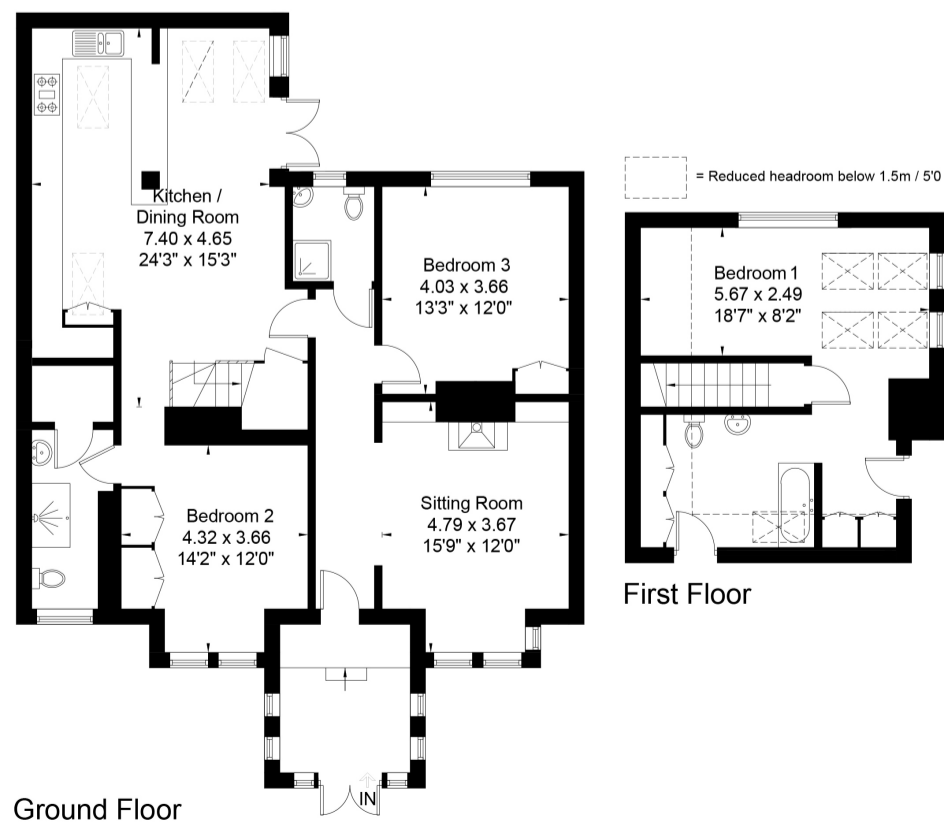
- 3 double bedrooms
- 3 lovely bathrooms
- Living room
- Contemporary open kitchen, dining and family room
- Attractive entrance lobby
- Stunning terraced gardens
- Wonderful far-reaching views
- Double garage
- Popular residential area
- Close local amenities and city centre



(Not Shown In Actual  
Location / Orientation)

#### 124 Wellsway, Bath, BA2 4SE

Approximate Gross Internal Area = 147.6 sq m / 1588 sq ft  
Garage = 28.6 sq m / 307 sq ft  
Total = 176.2 sq m / 1895 sq ft



# Accommodation

## Ground Floor

The property is entered into an attractive lobby.

### Lobby

With ceramic tiled flooring, underfloor heating, casement windows to either side, fitted utility cupboard housing the washing machine and tumbler dryer, steps up to glazed door which leads into the formal sitting room.

### Living Room

With solid wood flooring, wood burning stove, period style surround, 2 recessed cupboards and floating shelves to either side, bay window to front enjoying the spectacular views and radiator under.

### Bedroom 3

With fitted carpet, period fireplace and surround, fitted cupboard to left, casement double glazed window to rear aspect with radiator under.

### Shower Room

With fully ceramic flooring and floors, double glazed window to rear aspect, pedestal WC, basin set into cupboard vanity unit, mirrored medicine cabinet, large double sized fully tiled and glazed shower unit with rain shower over, ladder effect heated towel rail, extractor fan and recessed ceiling spotlights.

A glazed door into a large open plan kitchen and dining room.

### Kitchen/ Dining / Family Room

With solid wood flooring, 3 radiators, 2 large Velux windows to rear aspect, doors to rear terrace. The kitchen has a comprehensive range of contemporary floor and wall mounted units, cupboards and drawers, granite worksurfaces and upstand, 1½ bowl stainless steel sink, swan neck mixer tap with shower attachment, integrated 5 ring gas hob, granite splashback and extractor fan over. Integrated appliances to include wine fridge, Miele dishwasher, double Neff oven, Miele microwave and large American style fridge/freezer, 2 further Velux windows, recessed ceiling spotlights, cupboard housing Ideal combination boiler and pressurized hot water tank, courtesy under unit lighting throughout the kitchen.

### Bedroom 2

With solid oak flooring, bay window to front aspect enjoying the spectacular views with radiators under, wall to wall, floor to ceiling fitted wardrobes and through to en-suite shower room.

### En-suite Shower Room

With fully tiled walls and floors double glazed window to front aspect with radiator under, pedestal WC, basin set into cupboard vanity unit, mirrored medicine cabinet over, fully tiled and glazed shower unit, rain shower over, recessed ceiling spotlights, underfloor heating, extractor fan and large walk in dressing area and wardrobe.

Wooden stairs rise from the open plan family area to master en-suite.

## First Floor

### Landing

With fitted carpets.

### Bedroom 1

With fitted carpet, 4 Velux windows to rear aspect, double glazed windows to side aspect, contemporary radiator, large built in storage dressing area and open plan bathroom.

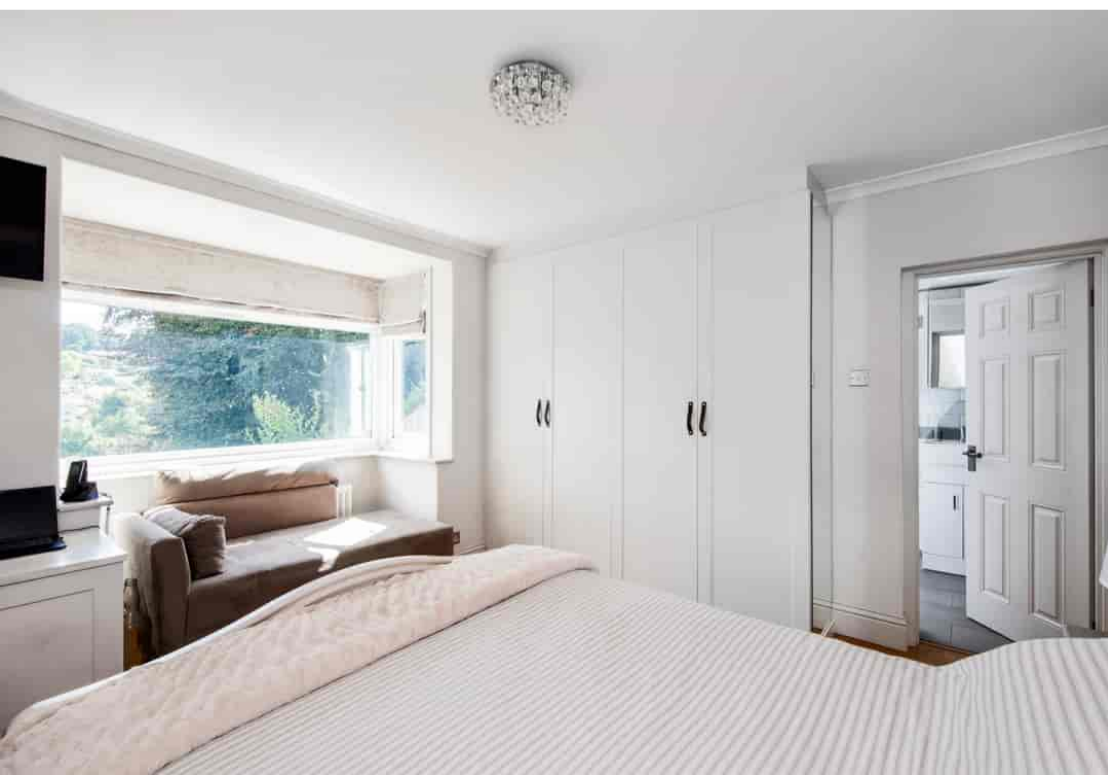
### Bathroom

With fully tiled walls, rectangular basin set into shelved unit, wall mounted taps, pedestal WC, large fully panelled bath with central taps and shower attachment, Velux window to front aspect enjoying stunning, elevated views, wall to wall fitted cupboards, underfloor heating and recessed ceiling spotlights.

## Externally

To the rear there is a large, paved terrace which spans the width of property, with courtesy lighting and steps which rise to a beautiful 3 tiered landscaped terraced garden that enjoys the most wonderful elevated far reaching views

To the front there is access to a large double garage, with gated access to the front and shallow steps that rise to the beautifully manicured front terraces and entrance.



## Situation

The Wellsway is located on Bath's sought after southern slopes, within easy reach of the excellent local amenities on nearby Bear Flat and in Combe Down and conveniently placed for easy access to Beechen Cliff and Hayesfield Schools.

The UNESCO World Heritage City of Bath is on the doorstep 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, many pre-London shows at The Theatre Royal and Bath's many historic attractions which include the Roman Baths, Pump Rooms and Thermae Spa.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and five star hotel and spa facilities are available at The Gainsborough, The Royal Crescent and The Priory Hotels.

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

## Description

124 Wellsway has been comprehensively refurbished and sympathetically extended to an exacting standard by the current owners and provides flexible, beautifully presented accommodation arranged over 2 floors.

The property is approached via beautifully maintained, well stocked landscaped gardens and is entered into an attractive triple aspect glazed lobby with a built-in concealed utility cupboard. The entrance lobby leads through to the living room which has a bay window to the front along with a wood burning stove and built in bespoke cabinetry and shelves to either side. This leads through to an impressive open plan, well fitted contemporary kitchen and open plan dining and family room which enjoys access to the rear sun terrace and gardens. In addition, on this floor there is a beautiful ensuite bedroom to the front along with a further double bedroom and separate shower room to the rear.

A wooden staircase rises from the family room to a generous master bedroom suite with a stylish open plan bathroom.

Externally to the rear accessed from the family room there is a paved sun terrace that spans the width of the property with steps that rise up to a large 3 tier terraced landscaped garden. A key feature of this beautiful home are the wonderful far-reaching panoramic views that can be enjoyed from all the principle rooms and from both the front and rear gardens.

## General Information

Services: All mains services are connected

Heating: Full gas central heating

Tenure: Freehold

Council Tax Band: F

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