



# 3 Evelyn Close Box Road Bath BA1 7BU

An immaculately presented 4 bedroom detached home built by Messrs Ashford Homes (SW Ltd) to their exacting standard and offered for sale in wonderful order throughout. The property is set in an enclave of 4 properties and boasts ensuite facilities, open plan living, beautiful garden and detached double garage.

## Property Features

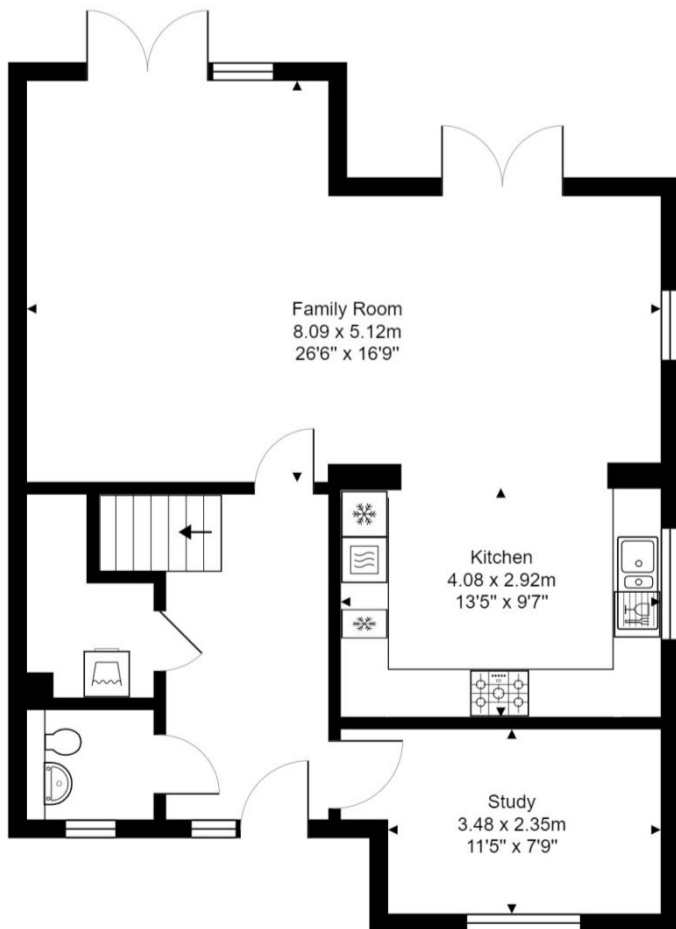
- 4 generous bedrooms
- Open plan living/dining/kitchen
- Study
- Ensuite facilities
- Detached double garage
- Parking
- Home network

**Offers in Region of**

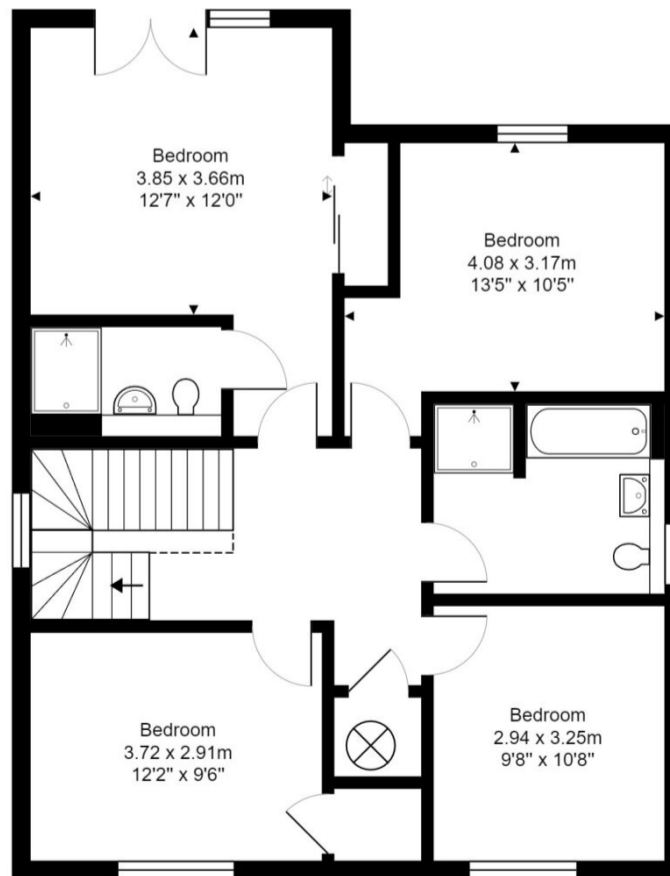
Tenure: Freehold

**£875,000**

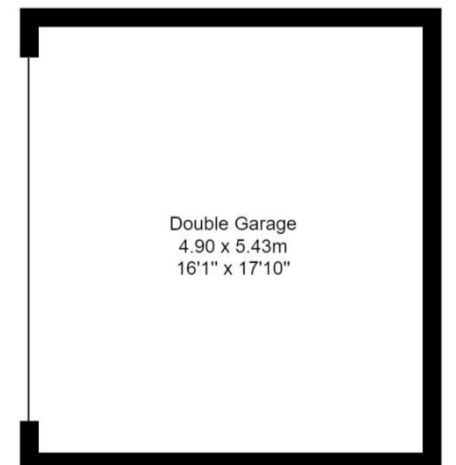
3 Evelyn Close



Ground Floor  
Area: 74.2 m<sup>2</sup> ... 798 ft<sup>2</sup>



First Floor  
Area: 79.7 m<sup>2</sup> ... 858 ft<sup>2</sup>



Garage  
Area: 26.6 m<sup>2</sup> ... 287 ft<sup>2</sup>

Total Area: 153.9 m<sup>2</sup> ... 1657 ft<sup>2</sup> (excluding double garage)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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# Accommodation

## Ground Floor

Private driveway leading to the double garage and covered entrance porch.

### Covered Entrance Porch

With part glazed front door and picture window.

### Hallway

With tiled flooring, stairs rising to the first-floor landing, understairs store housing the underfloor heating manifold, tumbler dryer, wall safe and central control box for the home entertainment system.

### Study

With tiled flooring and double-glazed window to front aspect.

### Cloakroom

With tiled flooring, part tiled walls, front aspect obscured glazed window, downlighting, extractor fan, wall mounted wash hand basin, mixer taps and low flush WC.

### Living Room

With tiled flooring, downlighting and rear aspect, triple opening patio doors leading out onto the patio and garden beyond.

### Dining Area

With double opening patio doors leading out to the patio and garden beyond, side aspect double glazed window and access through to the open plan kitchen.

## Kitchen

With two tone kitchen, eye and baselevel units, Corian worksurface area with integrated Corian 1½ bowl sink/drainage with mixer tap and separate hot water tap, 5 ring inset Neff halogen hob, built in fridge/freezer, wine fridge, microwave oven, separate double oven, stainless steel and glass extractor fan, splash back, upstand and side aspect double glazed window.

## First Floor

### Landing

With side aspect obscured glazed window, downlighting, access to the loft which is part-boarded for storage and airing cupboard housing the pressurised hot water cylinder and stripped linen shelving.

### Bedroom 1

With rear aspect bi-folding doors, glazed Juliette balcony, built in wardrobe, wall lights, down lighting and access through to en-suite shower room.

### En-Suite Shower Room

Comprising low flush WC, wall mounted wash hand basin with mixer tap, separate and enclosed 1½ width shower cubicle, glazed doors, telephone shower attachment and monsoon shower head.

### Bedroom 2

With front aspect double glazed window and built in wardrobe.

### Bedroom 3

With double glazed front aspect window.

### Bedroom 4

With rear aspect double glazed window.

## Family Bathroom

Comprising low flush WC, wash hand basin with vanity cupboard below, bath with mixer tap and shower attachment, separate glazed shower cubicle with shower attachment and monsoon shower head over, part tiled walls, tiled flooring, marble tops and windowsills, shaver point, shaver light, down lighting, extractor fan and water heated towel rail.

## Externally

To the front of the property there is a double garage with roller door, power and lighting. A slabbed path leads to both sides of the property, both with gated access.

To the rear there is a patio off the ground floor, steps rise to the first area with a second patio and outside dining area and steps up again to the main area of level lawn with mature shrubbery borders. Sleeper steps lead up to the upper terrace which catches the afternoon and evening sunshine.



## Situation

Evelyn Close is located in the village of Bathford which is 3 miles to the east of Bath. There are just four unique and individual detached homes within this development.

Bathford and Batheaston are two picturesque and thriving village communities on the eastern outskirts of Bath. Both have village primary schools, a choice of excellent public houses together with a village store located in Bathford. In Batheaston there is a mini supermarket, doctor's surgery, veterinary practice and a fish and chip shop.

The UNESCO World Heritage City of Bath has 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 museums and art galleries, The Roman Baths, Pump Rooms, Abbey and world-famous international music and literary festivals.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there are a number of fine hotels and country clubs with excellent spa memberships along with The Thermae Spa.

Several good state and independent schools are within easy reach. They include Kingswood and The Royal High Schools on Lansdown Road, King Edward's Schools on North Road and Beechen Cliff, Hayesfield and Ralph Allen Schools on Bath's southern slopes.

Communications include a direct service to London Paddington and Waterloo, 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. There is also a regular bus service into the city centre.

## Description

The house is approached via a driveway leading between the two front houses of this development of 4. Number 3 is the prime house in Evelyn Close with generous tiered gardens having many seating levels and extensive planting.

The property was built by Messrs Ashford homes, a renowned local builder of exceptional quality, and offers 4 ample bedrooms, ensuite facilities to the main bedroom and family bathroom on the first floor.

There is a wide and welcoming hallway on the ground floor with a flexible use room to the front, currently used as a study. There is also a cloakroom and a large understairs store cupboard, before entering the open plan living/dining/kitchen. This wonderful space opens onto the lower terrace, and boasts a beautiful and well-appointed kitchen with all built in appliances.

Externally there is parking in front of the detached double garage as well as within. The garage has power light and provides excellent storage.

## General Information

Services: All mains services are connected

Heating: Gas fired central and individually zoned underfloor heating

Tenure: Freehold

Council Tax Band: F

Glazing: Fully double glazed

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