



12 Woodlands Park

Bath

BA1 7BQ

A spacious and sought after 4 bedroom detached family home boasting a light Scandinavian feel, set in a very generous plot in a quiet residential no through road. Offering 2 ample reception rooms, garage, parking, scope for extension and a beautiful mature garden.

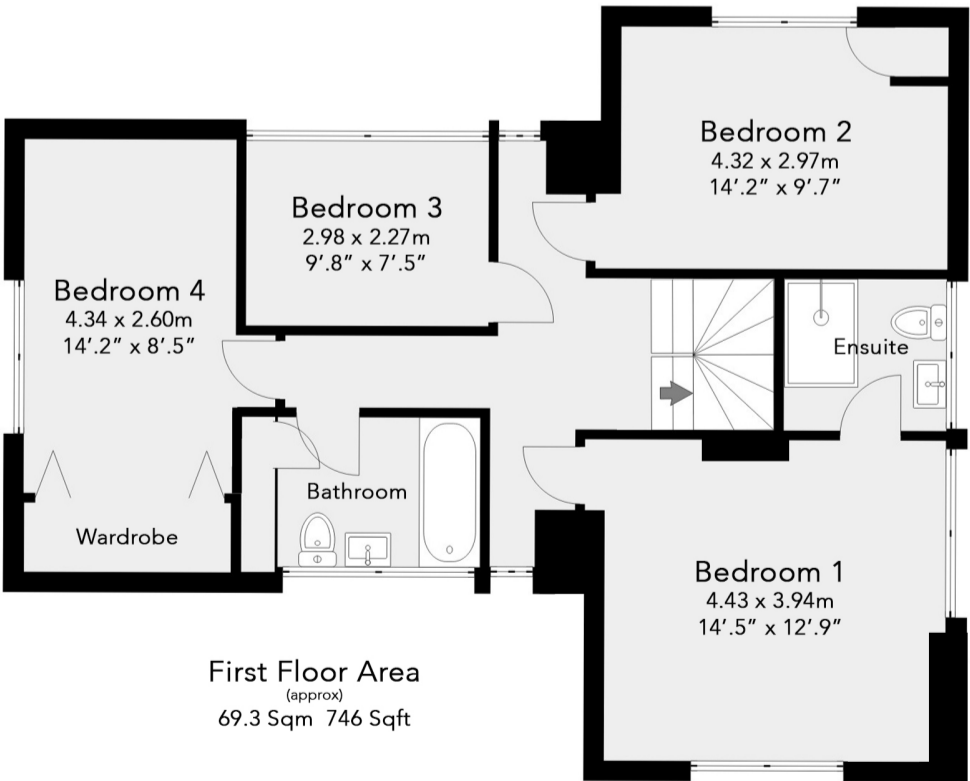
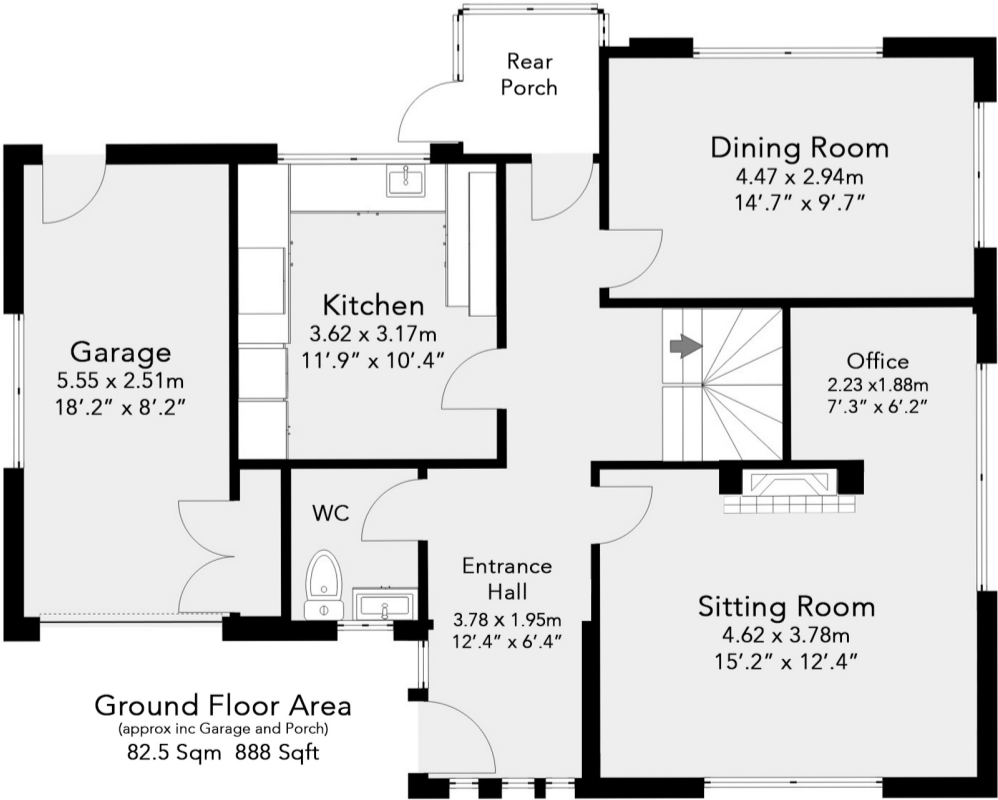
Tenure: Freehold

£925,000

Property Features

- 4 bedrooms
- 2 reception rooms
- Ensuite facilities
- Study Area
- Parking and garage
- Beautiful gardens

12 Woodlands Park, Lower Swainswick, BA1 7BQ



Total Floor Area
(approx incl Garage and Porch)
152 Sqm
1636 Sqft

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

Accommodation

Ground Floor

Covered Porch

With partially glazed front door leading to the entrance porch and hallway.

Entrance Porch

With front and side aspect frosted floor to ceiling windows, roof light, downlighting and solid wooden flooring.

Hallway

With stairs rising and turning to the first-floor landing and floor vent.

Cloakroom

With solid wood flooring, low flush WC, wash hand basin with mixer tap set into a quartz plinth and upstand with vanity cupboard below, front aspect frosted double glazed window and downlighting.

Sitting Room

With front and side aspect double glazed windows, feature fireplace and chimney breast with inset gas flame effect fire, warm air heating vents and access through to the study area.

Study Area

With book shelving, side aspect glazed door to the side garden.

Dining Room

With rear and side aspect double glazed windows overlooking the manicured garden and generous terrace, solid wood floor and warm air vent.

Kitchen

With solid wood flooring, matching range of eye and base level gloss fronted units, butcher block worksurface area, 1 ½ bowl stainless steel sink with mixer taps and drainer, 5 ring gas burner with glass splashback, stainless steel extractor fan, high level double oven, built-in fridge/freezer and dishwasher, space and plumbing for washing machine, rear aspect double glazed window, downlighting, wall mounted thermostat for hot water and central heating and warm air vent.

Glazed Rear Lobby

With tiled flooring, side and rear aspect double glazed windows and door leading out to patio.

Second Floor

Landing

Light and airy with front and rear aspect double glazed windows and access to loft.

Bedroom 1

With 2 large double-glazed front and side aspect windows and door through to en-suite.

En-Suite Shower Room

With walk in shower enclosure, digital thermostat and wall mounted shower, pedestal wash hand basin, low flush WC, side aspect frosted double glazed window and towel rail.

Bedroom 2

With rear aspect double glazed window overlooking the garden and Alice Park and built-in wardrobe.

Bedroom 3

With side aspect double glazed window and range of double built-in wardrobes.

Bedroom 4

With an enormous, double-glazed window overlooking the garden and Alice Park.

Family Bathroom

With low flush WC, wash hand basin with mixer tap and vanity cupboard below, panelled bath, glazed shower screen and Mira wall mounted shower, part tiled walls, front aspect obscured double glazed, window, towel rail and large airing cupboard.

Externally

To the front of the property there is a generous area of near level lawn which is enclosed by mature flowering borders with roses and lavender, driveway for 2 cars leading to the garage. Gated side access to both sides of the property lead to the rear garden.

Garage

With single up and over door, housing the gas and electric meters, space for fridge/freezer, workbench and plenty of racking, side aspect window, power, water tap and lighting. Additionally, there is a large cupboard housing the boiler providing to the warm air vents and also has a cold air function.

Rear Garden

With a generous area of slabbed terrace providing an ideal area for outside entertaining and dining. The side garden has level lawn and further rose bushes and steps lead from the terrace up past herbaceous borders to the main level lawn which is enclosed by mature hedgerows and close board privacy fencing. There is also apple, plum and pear trees within the garden.



Situation

Woodlands Park is a quiet residential road, a few minutes from Larkhall shops and Alice Park, a most popular location on the east side of Bath.

Larkhall has a thriving village community and offers an excellent array of local amenities which include a good state primary and senior school, a doctors’ surgery, dental practice and chemist, a national chain supermarket, an award-winning delicatessen, a new hardware store, a greengrocers, a butchers, a gourmet takeaway and two public houses. There is also a local theatre and an active community centre which offers regular keep fit classes and children’s activities.

The World Heritage City of Bath is within a one mile level walk and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars and many well respected cultural activities which include a world famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University, and many excellent state and independent schools are within easy reach.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approximately 8 miles to the north via the nearby A46 and Bristol airport is 18 miles to the west.

Description

Number 12 is approached by a gently sloping driveway for 2 vehicles to the integral garage and the front porch.

The recently added and extended porch opens to a spacious reception hall centrally located within the house giving a welcoming reception area from where one can access the other main reception rooms, kitchen and cloakroom.

The sitting room enjoys a front aspect with westerly direction, wooden clad ceiling adding to the chalet style feel and a very useful study area with ample shelving and access to the side garden. The kitchen is fully fitted with modern units and high quality appliances and overlooks the super rear garden. Also to the rear of the house is the dining room which could easily be extended and adapted to give access to the rear garden (STRC).

Upstairs 4 bedrooms offer light and airy accommodation with an ensuite to the main bedroom and refitted family bathroom.

Through the glazed rear lobby is the main rear garden which has ample space for al fresco entertaining with a large terrace and backing Alice Park makes it tranquil too. There is gated side access to both sides of the house and door to the garden.

General Information

Services: All mains services are connected
Heating: Full gas fired central heating
Tenure: Freehold
Council Tax Band: F
Agents Note: The back of the house could be extended STPP. The house has a warm air heating system which also has a cooling function.

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