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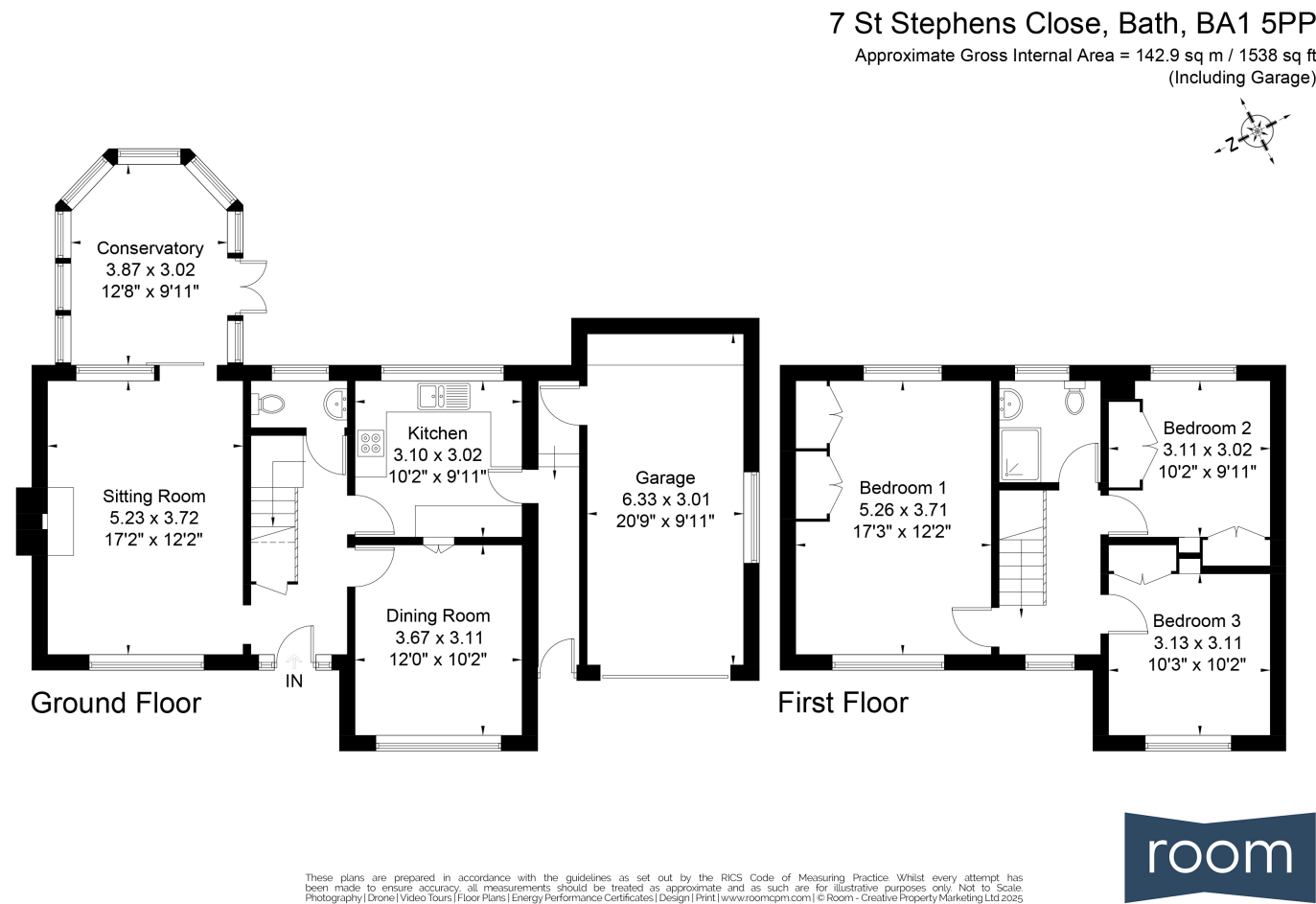
Bath & Bradford on Avon

Residential Sales



St Stephens Close, Bath





7 St Stephens Close
Bath
BA1 5PP

A superb opportunity to purchase a 3 bedroom detached family home set on the northern slopes of bath in a quiet cul-de-sac. Offering a corner garden plot, 2/3 reception rooms, garage, driveway, scope to extend and no onward chain.

Tenure: Freehold

£825,000

Situation

The property is situated in a much renowned residential address within the city of Bath, set in a very quiet and elevated position.

The city centre is within only approximately 10 minute walk and 7 St Stephens close is perfectly positioned within easy access of a triangle of excellent state and independent schools which include The Royal High and Kingswood Schools on Lansdown Road and St Stephens Primary School on nearby Richmond Place, together with King Edwards, Prior park and Ralph Allen School also all within easy reach.

The UNESCO World Heritage City of Bath is just under a mile away and offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, the attractions at The Roman Baths and Pump Rooms along with many lovely museums and art galleries.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and Lansdown tennis squash and croquet club is a short walk away. There are also lovely 5 star hotel and spa facilities at the Royal Crescent and Gainsborough hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Gas fired central heating
Tenure: Freehold
Council Tax Band: F
Glazing: Fully double glazing throughout

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Description

7 St Stephens Close occupies a generous and near level, corner plot in a quiet cul-de-sac just a few minutes from the city centre.

The house is approached by a drive and path to the front door where the central hallway leads to the main reception rooms. The sitting room offers a dual aspect with the front overlooking the garden and the rear opening to a substantial conservatory.

The dining room also overlooks the front with the kitchen having a side door to the passageway that links the house to the garage. The cloakroom complete the ground floor.

Upstairs there are 3 generous bedrooms and bathroom – there is a possibility that further accommodation could be gained by extending above the garage to create additional bedroom / bathroom STPP and BR.

Externally the gardens are very well stocked with mature planting with borders and trees yet retaining ample lawn space and a pretty terrace to the back of the house. The rear gardens links through to the front with a further area of lawn retained by a low wall.

Accommodation

Ground Floor

Covered Entrance Porch

With outside courtesy light and steps leading up to the part obscured, glazed double door into the entrance hall.

Entrance Hall

With solid wooden flooring, stairs rising and turning to the first-floor landing, wall mounted thermostat for central heating, double panelled radiator, understairs storage cupboard housing the consumer unit and metres.

Sitting Room

With front aspect double glazed window, 2 double panelled radiator, feature stone fireplace with inset gas flame fire, stone hearth and mantle and glazed sliding doors lead to the conservatory.

Conservatory

Being of half brick-built construction with a polycarbonate pitched roof, triple aspect double glazed windows, double opening patio doors which lead onto the terrace and garden.

Dining Room

With front aspect double glazed windows, double panelled radiator and glazed serving hatch through to the kitchen.

Kitchen

With matching range of eye and baselevel units, granite effect worksurfaces, 1 ½ bowl ceramic sink with mixer tap and drainer, 4 ring gas hob with glazed splashback and extractor fan with light over, space and plumbing for dishwasher, high level Neff double oven, double panelled radiator, down lighting, exposed wooden floorboards, rear aspect double glazed window overlooking the garden and double glazed obscured glass side door to the side passage way.

Passageway

With glazed doors to front and rear with access to the garage.

Cloakroom

With low flush WC, wall mounted wash hand basin with mixer tap, radiator, tiled flooring, part tiled walls and rear aspect part obscured window.

First Floor

Landing

With front aspect double glazed window and access to the loft.

Bedroom 1

Which is dual aspect to the front and rear, radiator and a range of louvre door fitted wardrobes with cupboards above.

Bedroom 2

With front aspect double glazed window, radiator and built-in double wardrobe with cupboard over.

Bedroom 3

With rear aspect double glazed window overlooking the garden, radiator, built-in wardrobe with cupboard over and built-in linen cupboard with combination boiler.

Shower Room

With low flush WC, pedestal wash hand basin, shower enclosure with thermostatic shower unit and glazed shower screen, water heated towel rail, tiled floor, part tiled walls, extractor fan, shaver light, rear aspect frost double glazed windows.

Externally

To the rear there is a slabbed patio immediately to the side of the conservatory and to the rear of the kitchen which leads on to a near level lawn which is enclosed to the sides by mature planting, low brick walls and close board privacy fencing. There is a hard standing area with shed on and outside water feed.

The rear garden wraps around the side of the property where there is further level lawns and morphs into the front garden which is laid to level lawn, lavender borders which leads to the driveway for ½ vehicles and a path to the front door.

Garage

Which is oversized in length with an up and overdoor, mono pitched roof, gas metre, power and light, frosted glazed window and utility/work surface area with space and plumbing for washing machine/tumble dryer and space for fridge/freezer.

