



# 1 Roseland Close

Bath

BA1 7AD

An extremely well presented 4 bedroom detached family home set in an elevated and sought after position and having the benefit of Planning Permission to extend. Additionally there is a lawned wrap-around garden, garage and driveway plus only a few minutes from the local shops.

## Property Features

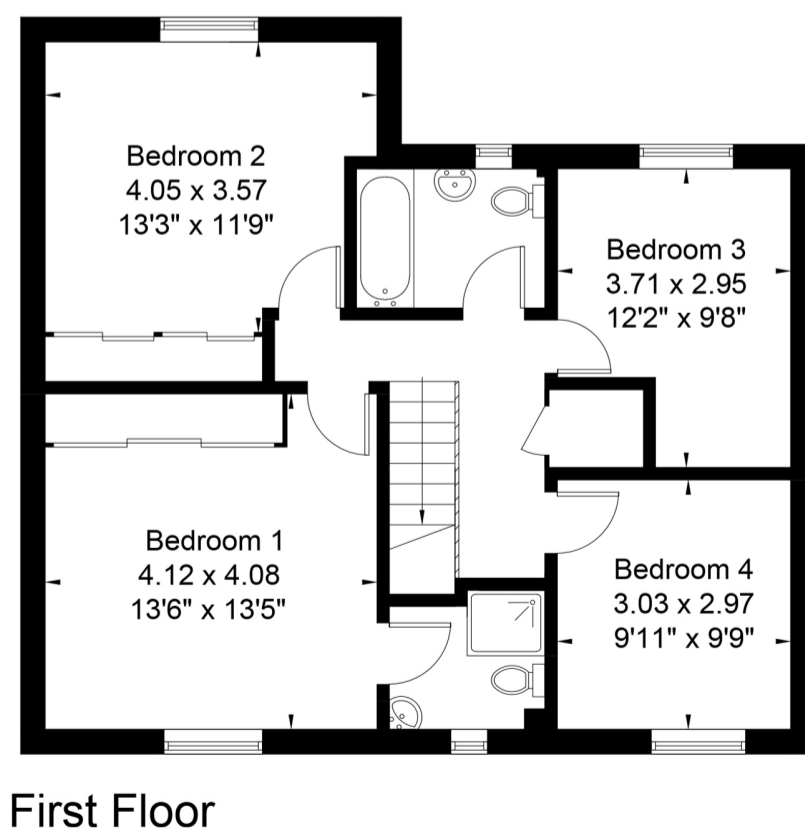
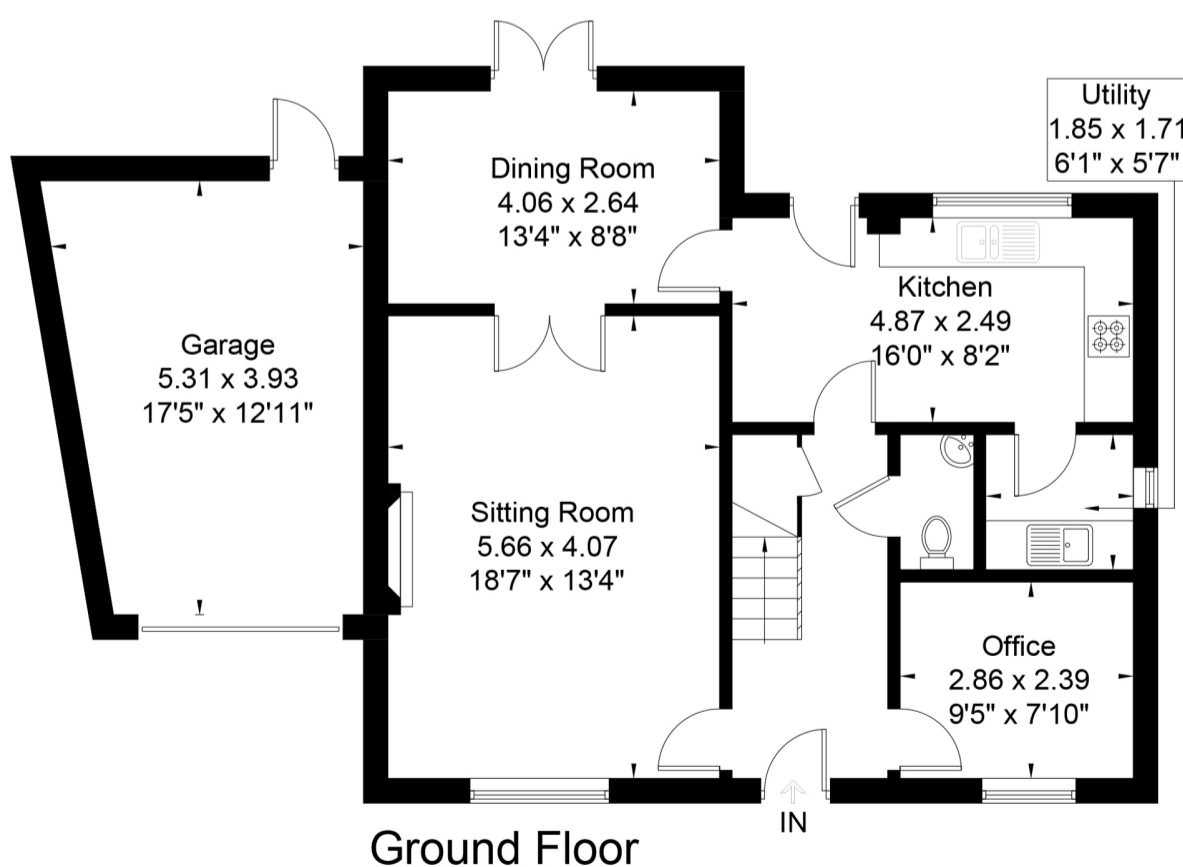
- 4 bedrooms
- Bathroom and en-suite
- Lovely garden
- Driveway and garage
- Planning permission in place for extension
- Sought after location

Tenure: Freehold

**£825,000**

## 1 Roseland Close, Bath, BA1 7AD

Approximate Gross Internal Area = 137.3 sq m / 1477 sq ft  
Garage = 18.5 sq m / 199 sq ft  
Total = 155.8 sq m / 1677 sq ft



# Accommodation

## Ground Floor

Part glazed PVC front door leads to the entrance hall.

### Entrance Hall

With stairs rising to the first-floor landing, radiator, wooden flooring, understairs storage cupboard, doors which lead to the kitchen, diner, study, cloakroom and sitting room.

### Office/Playroom

With wooden flooring, front aspect double glazed window and single panelled radiator.

### Cloakroom

With tiled flooring, pedestal wash hand basin with tiled splashback, low flush WC and single panelled radiator.

### Sitting Room

With wooden flooring, front aspect wooden mullion double glazed window, radiator, wall lights and fireplace with inset gas flame fire.

### Dinning Room

With wooden flooring, patio doors leading out onto the terrace and garden, radiator and door through to kitchen.

### Kitchen

Comprising matching range of eye and base level units, granite worktops, 1½ bowl stainless steel sink with mixer tap, hose and drainer, 4 ring gas hob, high level double oven, part tiled walls, rear aspect double glazed window, built-in dishwasher, built-in low level fridge/freezer, downlighting, rear door leading out onto the terrace, radiator and doorway through to utility room.

### Utility Room

With side aspect double glazed window, space for upright fridge/freezer, space and plumbing for washing machine and tumble dryer underneath a plinth with an inset stainless-steel sink, mixer tap and drainer, part tiled walls and radiator.

## First Floor

### Landing

With airing cupboard with strip linen shelving and housing the Worcester combination boiler.

### Bedroom 1

With front aspect double glazed windows, plantation shutters, view over the close and towards Sham Castle and the hills beyond, wooden flooring, range of mirror fronted sliding door wardrobes and door through to en-suite.

### En-Suite

Comprising low flush WC, wall mounted wash hand basin with mixer tap, separate shower enclosure with wall mounted thermostatic shower with chrome riser and telephone shower attachment, part tiled walls, tiled flooring, downlighting, extractor fan and front aspect obscured double glazed window.

### Bedroom 2

With rear aspect double glazed window overlooking the lawned garden and towards the pergola, range of sliding door wardrobes and radiator.

### Bedroom 3

With rear aspect double glazed window and radiator.

### Bedroom 4

With front aspect double glazed window with plantation shutters and radiator.

### Bathroom

With low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer taps and glazed shower screen with wall mounted thermostat shower, tiled flooring, part tiled walls, rear aspect frosted double glazed window, extractor fan, downlighting, shaver point and radiator.

## Externally

To the front there is a double driveway leading to the garage. A slabbed pathway and steps lead to the front door with the front garden mainly laid to level lawn with retaining stone walls, gated side access and flowering side borders.

To the rear of the property there is a substantial slabbed patio which has retaining walls, lavender borders, stainless steel and glass balustrade which is accessed via the kitchen or from the dining room.

The garden is laid to lawn and enclosed by stone walling and close board privacy fencing, gated side access and access to the garage. From the rear terrace there is a view up towards Lansdown. The elevated garden covered pergola area with raised decking which is an ideal place to enjoy the southerly sun.

There is current planning permission for an extension to the rear of the property to enlarge the kitchen and also to provide further terrace on the top of the single storey extension.



## Situation

Roseland Close is a quiet residential street, a few minutes from Larkhall shops, 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

1 Roseland Close stands at the beginning of this small and private development of 12 homes and occupies the most elevated plot affording front views over Bath towards Bathampton.

The house itself has a central hallway with a front facing study or playroom and a generous sitting room also with the same aspect. This is open to the dining room with double doors and in turn, through to the kitchen and out to the garden and rear terrace. The accommodation on the ground floor is completed with a cloakroom and handy utility room.

Upstairs there are 4 bedrooms, ensuite shower room to the main bedroom and a further family bathroom.

Externally the driveway provides parking for two vehicles and leads to the garage. Gated side access leads to the beautiful rear garden which boasts a secluded terrace immediately to the rear of the house and two covered, decked areas on the elevated section of the garden giving ideal space for al fresco entertaining.

There is a small management company set up by the residents / owners to manage the grass verges etc

## General Information

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: F

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