

32 Brookside Drive, Bath, BA2 0AX

Offers Over £375,000

Nestled in a tranquil cul de sac on Brookside Drive, Farmborough, this delightful three-bedroom detached house offers a perfect blend of modern living and convenience. Built in 2016, the property is presented to a high standard throughout, making it an ideal family home.

Upon entering, you will find a welcoming reception room that flows seamlessly into the well-appointed kitchen area. The ground floor also features a convenient downstairs w/c, enhancing the practicality of the space. The property boasts gas-fired central heating and uPVC double glazing, ensuring warmth and comfort throughout the year.

The first floor comprises three well-proportioned bedrooms, including a master suite with an en suite bathroom, providing a private retreat for relaxation. The additional bedrooms are versatile and can be adapted to suit your family's needs, whether as children's rooms, guest spaces, or a home office.

Entrance via front door into

Hallway



Radiator, understairs storage cupboard, stairs rising to first floor landing, wood flooring, doors to

Downstairs W/C



Obscured uPVC double glazed window to front aspect, concealed cistern w/c, wash hand basin with mixer tap over and storage beneath, period style radiator, part tiled walls, tiled flooring, inset spots.

Sitting Room

16'0" x 10'0" (4.90 x 3.07)



uPVC double glazed window to front aspect, wood effect flooring, single radiator, inset spots.

Kitchen/Dining Room

9'5" x 17'1" (2.89 x 5.23)



uPVC double glazed French doors with side panels opening to rear garden, uPVC double glazed window to rear aspect, wood flooring, period style radiator, inset spots, a range of wall and floor units with peninsular island with pan drawers and built in wine cooler, quartz worksurfaces, single sink with mixer tap over, 4 ring Neff electric hob, Neff oven and grill, integrated fridge and freezer, integrated washing machine, slimline dishwasher.

First Floor Landing



Access to loft space, uPVC double glazed window to side aspect, radiator, storage cupboard housing Ideal Logic boiler and wooden shelving for linen, doors to

Master Bedroom

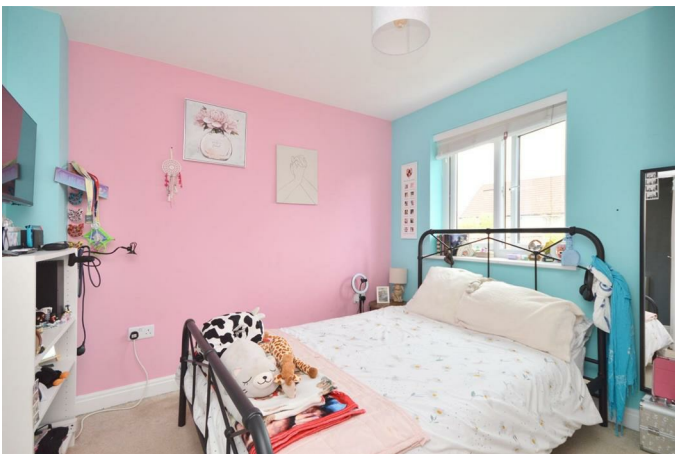
10'4" x 10'1" (3.16 x 3.09)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes with hanging rail and shelving.

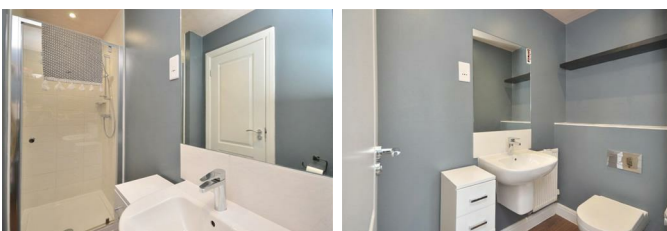
Bedroom Two

12'1" x 10'2" (3.69 x 3.10)



uPVC double glazed window to rear aspect, fitted wardrobes with hanging rail and shelving, single radiator, door to

En suite



Suite comprising concealed cistern w/c, wash hand basin with mixer taps over, fully tiled shower cubicle

with hinged glazed door and mains shower over, inset spots, extractor, wood effect flooring, shaver point.

Bedroom Three

8'8" x 8'3" (2.65 x 2.52)



uPVC double glazed window to front aspect, single radiator, wood effect flooring.

Family Bathroom

6'10" x 6'9" (2.09 x 2.06)



Obscured uPVC double glazed window to rear aspect, suite comprising concealed cistern w/c, wash hand basin with mixer tap over, single radiator, panelled bath with hinged glazed shower screen and mains Mira shower over, bath area is fully tiled, part tiled walls, inset spots.

Outside



The rear garden offers a good degree of privacy with a

contemporary patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with steps leading up to a raised decking area with pergola at the bottom of the garden with raised planted borders. There is pedestrian access via a gate to the front of the property. The front of the property has a border containing clipped shrubs and access to an Oak framed covered porch to front door with wall light.

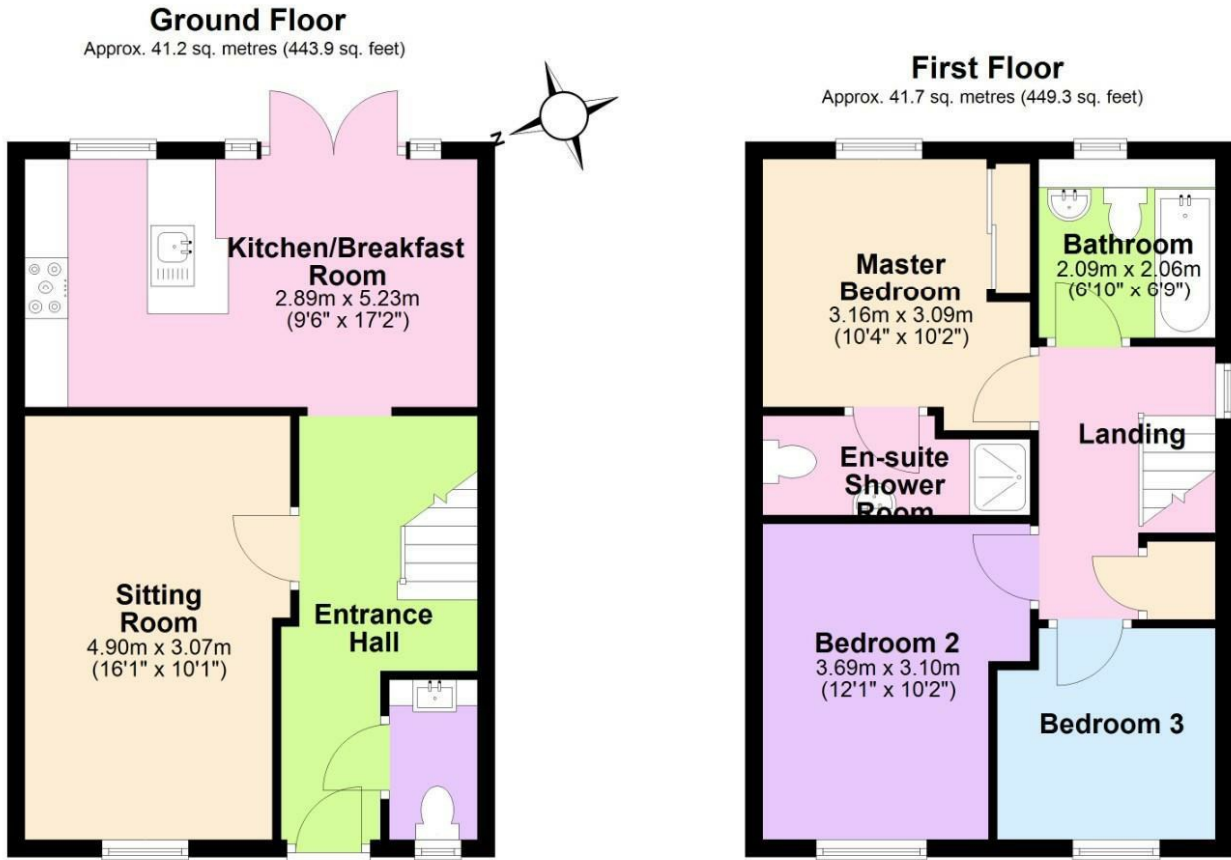
Single Garage

Metal up and over door, pedestrian door to side aspect, power and light is connected.

Directions

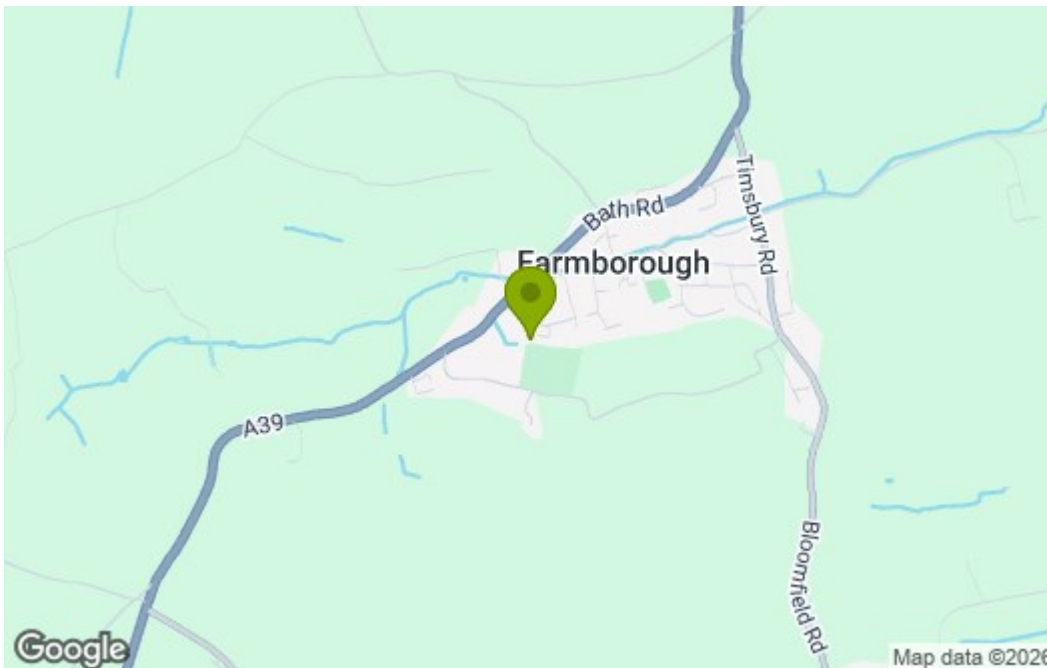
Sat Nav BA2 0AX

Floor Plan



32 Brookside Drive, Farmborough

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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