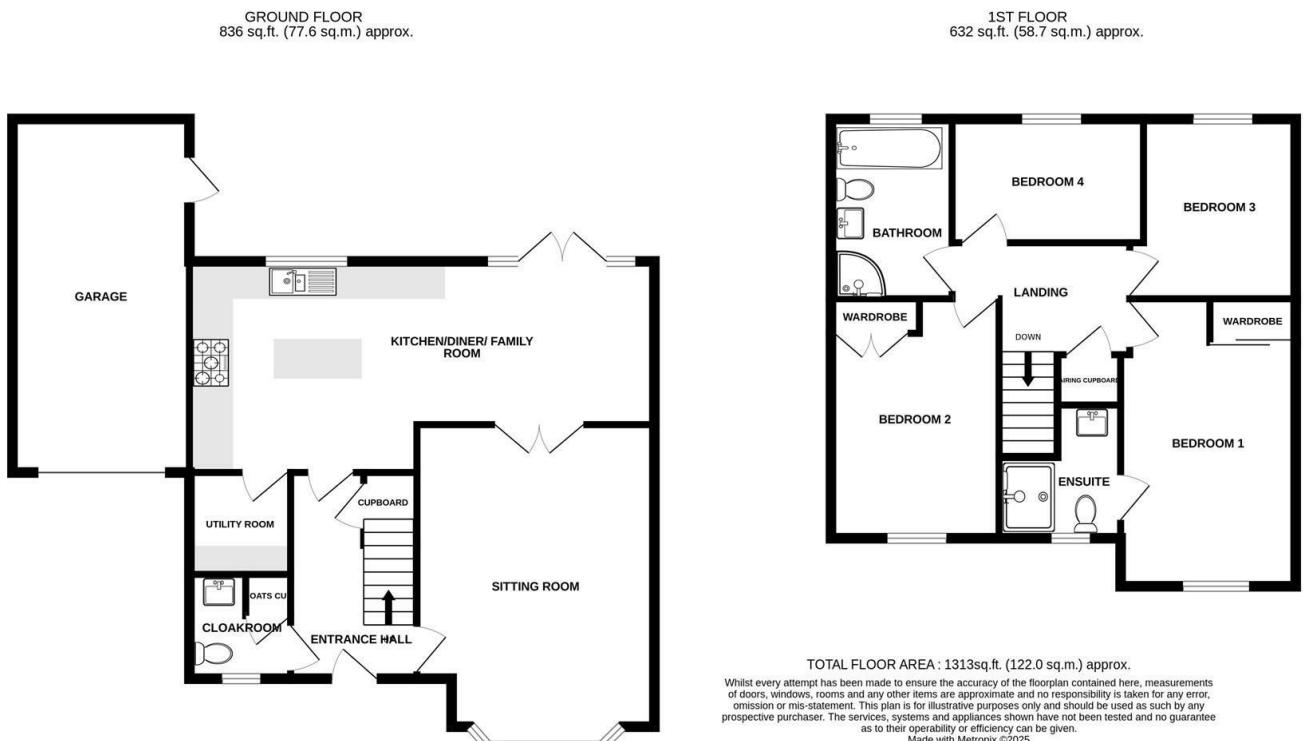


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36 Brookside Drive, Farmborough, Bath, BA2 0AX



£475,000

A modern four bedroom detached house offering flexible family space and an enclosed rear garden and a garage with further off street parking in a cul de sac location.

- Cul de sac Location
- Garage with a driveway
- EV charging point
- Impressive kitchen/diner /family room
- Impressive kitchen with centre island
- Bathroom with a separate shower and an en suite
- Pretty rear garden
- Outside seating area
- Lovely village location
- Bristol 10 miles and 8.5 Bath miles

# 36 Brookside Drive, Farmborough, Bath, BA2 0AX

This beautifully presented modern detached family home is tucked away towards the end of a peaceful cul-de-sac, offering both comfort and convenience.

The tiled entrance hall leads to a cloakroom and coats cupboard, with a generous sitting room to the right. Double glass doors connect the sitting room to a stunning open-plan kitchen/dining/family room, complete with a centre island, plentiful storage, and integrated appliances. A separate utility room adds further practicality for family living.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from its own en-suite, while the remaining bedrooms are served by a stylish family bathroom.

Outside, a private rear garden provides an ideal space for relaxation and entertaining, with a patio area perfect for alfresco dining and the remainder laid to lawn. The property also benefits from a garage, driveway parking, and an EV charging point.

Ideally located for commuters, the home enjoys easy access to both Bristol and Bath, combining the tranquillity of village living with excellent links to vibrant city amenities.

## ENTRANCE HALL

Front door with frosted double glazed windows. Tiled floor. Radiator. Stairs lead to the first floor with a storage cupboard underneath. Electric consumer unit.

## CLOAKROOM

Double glazed frosted window. Tiled floor. Enclosed coupled toilet, wall hanging sink. L shape room provides space for a coats cupboard.

## SITTING ROOM 5.12 x 3.96 (16'9" x 12'11")

A spacious and welcoming sitting room featuring a double-glazed bay window with elegant plantation shutters, a fireplace with a marble hearth and classic wood surround mantle and two radiators. Twin glass doors open through to the modern kitchen/dining/family room, creating a light and sociable flow through the heart of the home.

## KITCHEN DINER FAMILY ROOM 7.91 max by 3.59 max I shape (25'11" max by 11'9" max I shape)

A beautifully designed modern kitchen offering a wide range of sleek white wall and base units, including clever storage solutions such as a pull-out larder, pull-out spice racks, cupboards and drawers. Laminate worktops with matching upstands complement the design, while a stainless steel inset one-and-a-half sink with drainer and mixer tap sits beneath a double-glazed window with views over the garden.

At the heart of the room is a generous centre island providing additional storage, drawers, and a breakfast bar area, ideal for informal dining or family gatherings.

Integrated appliances include a waist-height double oven, fridge/freezer, built-in dishwasher, and a five-burner gas hob with glass splashback, designer cooker hood, and overhead lighting. The space is finished with a practical tiled floor, ceiling spotlights, and a statement hanging light above the dining area.

Double-glazed French doors, flanked by matching side windows, open directly to the garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow. Two radiators ensure year-round comfort.

## UTILITY ROOM 1.72 x 1.69 (5'7" x 5'6")

Wall storage cupboards. Laminate worktops with space below for a washing machine and a tumble dryer.

## UPSTAIRS

### LANDING

Airing cupboard with pressurised hot water tank. Loft access. Radiator.

## BEDROOM 1 4.89 max x 2.98 (16'0" max x 9'9")

Double glazed window with a front aspect. Radiator. Built in wardrobes. Door to

### ENSUITE

Double glazed frosted window. Vanity basin, enclosed coupled toilet. Shower with glass sliding door and a thermostatic shower. Heated towel rail. Ceiling spot lights.

## BEDROOM 2 4.10 x 2.87 (13'5" x 9'4")

Double glazed window. Built in grey wardrobe. Radiator.

## BEDROOM 3 3.08 x 2.59 (10'1" x 8'5")

Double glazed window. Radiator.

## BEDROOM 4 3.27 x 2.02 (10'8" x 6'7")

Double glazed window. Radiator.

## BATHROOM 3.05 x 1.90 (10'0" x 6'2")

A generous family bathroom with a panel bath separate corner shower with glass sliding doors. Vanity sink unit. Enclosed coupled toilet. Heated towel rail. Ceiling spot lights. Vinyl flooring.

## OUTSIDE

### GARAGE 6.00 x 3.01 max (19'8" x 9'10" max)

Electric up and over door to the front and a personal door to the rear. Storage space in the roof eaves. Power and light. In front of the garage is an off street parking space and an EV charging point.

## REAR GARDEN

To the rear, the property enjoys a generous family garden with open views. The space is laid mainly to lawn with a patio area perfect for alfresco dining and entertaining. Practical additions include an outside tap and lighting. The garden is enclosed by walls and fencing to the sides, with an attractive open aspect to the rear.

## TENURE

Freehold with an estate charge of £150 and a charge of £20 for the end part of the garden.

## COUNCIL TAX BAND

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## ADDITIONAL INFORMATION

Local authority. bath and North East Somerset Services. All mains services connected Mobile phone signal. EE O2 Three Vodafone. Outdoor signal Good. Source Ofcom Broadband. Ultrafast 1800mps Source Ofcom Property is within a coal mining reporting area. There is a planning proposal for housing in the field behind.

