



Cranwells Park, Bath  
£775,000

Chase   
Buchanan







# 14 Cranwells Park

## Bath, BA1 2YD

Situated Just West Of The Royal Victoria Park, Cranwells Park Is A Very Popular & Quiet Area Of Cul-De-Sacs, Surrounded By Trees and Greenery Rarely Found This Close To The City Centre. This Immaculately Presented & Upgraded Three Bedroom Family Home Benefits From Contemporary Kitchen With Appliance & Underfloor Heating, Modern Bathroom With Underfloor Heating, Garden Room, Garage & Off Street Parking.

- Immaculately Presented 1950's Semi Detached Family Home
- Open Plan Kitchen/Diner With Appliances
- Garden Room, Garage & Off Street Parking
- Walking Distance Of Royal Victoria Park & The City Centre
- Sitting Room With Splendid Views
- Sought After Cul-De-Sac Location
- Three Bedrooms, Bathroom & First Floor Cloakroom
- Utility Room & Cloakroom
- No Onward Chain



### **The Property**

A fabulous family home, quietly nestled in a highly desirable location having been modernized and upgraded in recent years. The accommodation is spacious and comprises a welcoming open porch leading to the hallway of the home with immediate access to the kitchen/diner at the front and has been opened to provide a brighter, modern and social space, sitting room with wood burning stove, wooden floor and by-fold doors providing direct garden access, with cloakroom & utility room completing the ground floor.

Upstairs the accommodation comprises landing with glass balustrades, two excellent double bedrooms (the rear enjoying built-in wardrobes & stunning vistas across Bath), a single bedroom with built-in wardrobe, family bathroom with walk-in shower enclosure and rainfall shower head, bath and large vanity basin with drawers under and separate cloakroom.

Outside to the front there is a well maintained lawned area bordered with flower beds, shrubs and gated side access. There is ample driveway parking in front of the garage for a car plus the attached garage itself with an up and over door. Private and relaxing, the rear garden has been landscaped with an abundance of well-stocked mature flower beds and shrubs bursting with colour. The garden features several seating areas for unwinding or entertaining, several raised beds, a garden room ideal as an art studio or work from home office.

### **The Situation**

The house occupies a lovely position, being quiet yet very conveniently placed, towards the end of a select no through road. Royal Victoria Park is situated just around the corner and provides wonderful open park land, with many seasonal events, botanical gardens and extensive children's playground to enjoy. It is within a mile of the city centre & offers easy access to the M4 without having to cross the city. Also close by is Snapdragons Nursery, King Edwards Pre-Prep School, Royal High Junior School and is within walking distance of both Royal High & Kingswood Senior Schools.

Local shops and amenities including café, barbers and Tesco express can be found on Lower Bristol Road (less than 10-minute walk). The city centre can be accessed via foot through The Royal Victoria Park and past the Royal Crescent. To the west is another walk to Weston village, approximately half a mile away with a variety of amenities including a supermarket, chemist, library and primary school.

The Bath Priory Hotel, with its Michelin starred restaurant and beautiful gardens is just a short stroll across the road and offers private membership for its exclusive spa. There is quick and easy access to the M4 J18, via Lansdown Lane and Freezing Hill. Bath Spa Railway Station provides a fast and direct rail link to London Paddington and Bristol Temple Meads (approximately 90 minutes & 10 minutes).

### **Entrance Hall**

Wood front door with horizontal glass inset, LTV flooring, under stairs storage cupboard, stairs to first floor with glass balustrade.

### **Cloakroom**

Concealed cistern WC, vanity wash hand basin with cupboard under & tiled splash back, wall mounted gas boiler, double glazed window.

### **Sitting Room**

Running virtually the full width of the property with large double glazed by-fold doors providing direct garden access, wood flooring, feature radiator, wood burning stove with slate hearth and wood mantle over.

### **Kitchen/Diner**

An open plan room running almost the full width with two double glazed windows, contemporary kitchen comprising a range of wall and base units with granite work tops and glass upstands over, inset one and a half bowl sink with mixer taps, built-in five burner gas hob with stainless steel cooker hood over, built-in Neff electric oven, space for free standing fridge/freezer, plumbing for dishwasher, underfloor heating, space for table and chairs, tiled floor.

### **Utility Room**

Double window and door leading to outside, plumbing for washing machine, built-in cupboard.

### **First Floor Landing**

Access to loft space, double glazed side window, built-in cupboard with gas boiler, smoke alarm.

### **Bedroom One**

Double glazed window with stunning vistas, double built-in wardrobe.

### **Bedroom Two**

Double glazed window to the front.

### **Bedroom Three**

Double glazed window with stunning vistas, built-in wardrobe.

### **Bathroom**

Double glazed window, walk-in shower enclosure with rainfall shower head over, double ended bath with central taps and tiled surround, vanity wash basin with cupboard under, contrast floor and wall tiles, underfloor heating, chrome ladder style radiators.

### **Separate Cloakroom**

Double glazed window, concealed cistern WC, vanity wash hand basin with tiled splash back and cupboard under, chrome ladder style radiator.

### **Garage & Parking**

Attached single garage with electric up and over door, power and light, personal door to the property. Additionally there is a driveway providing off street parking.

### **Outside**

Outside to the front there is a well maintained lawned area bordered with flower beds, shrubs and gated side access.

Private and relaxing, the rear garden has been landscaped with an abundance of well-stocked mature flower beds and shrubs bursting with colour. The garden features several seating areas for unwinding or entertaining, several raised beds, a garden room ideal as an art studio or work from home office with electric underfloor heating.







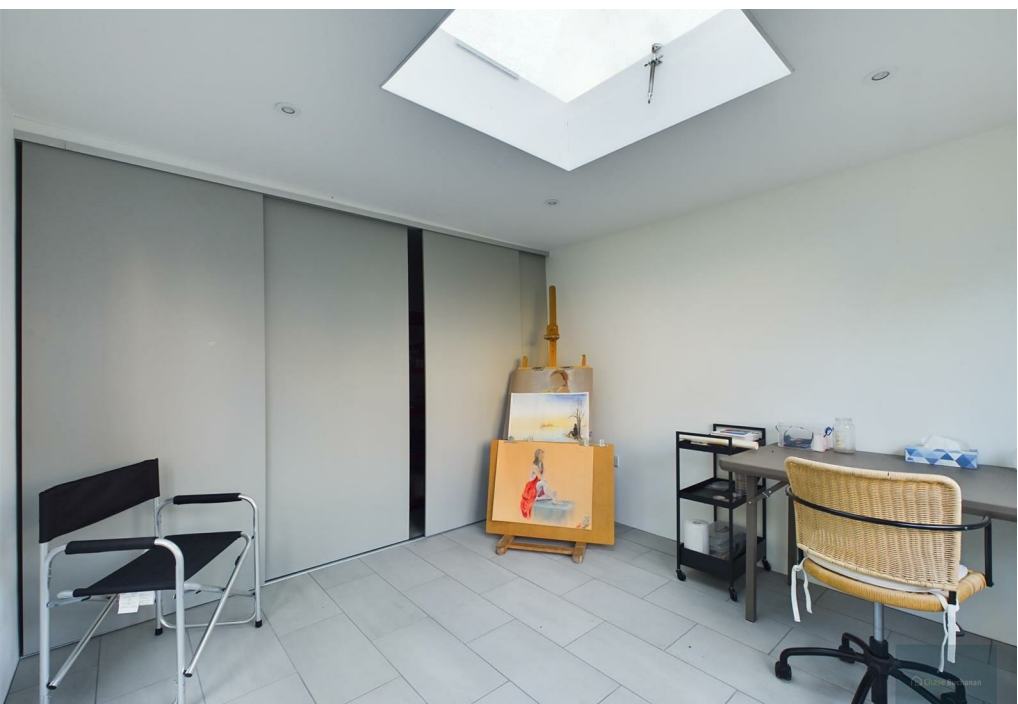
















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1444.52 ft<sup>2</sup>

134.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



## Agents Notes

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- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

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## Miscellaneous items

EPC: D

Council Tax: D

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

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