



2 Rectory Close, Bath, BA2 0AW

Offers In The Region Of £575,000

Nestled in the charming cul-de-sac of Rectory Close in Farmborough, Bath, this delightful three-bedroom detached bungalow offers a perfect blend of modern living and serene village life. Spanning an impressive 1,207 square feet, the property is set on a generous plot, providing ample off-street parking, along with a garage for added convenience.

Having undergone significant modernisation over the past two years, this bungalow is presented to an immaculate show home standard, ensuring a turnkey experience for its new owners. The recent upgrades include new pipework and a boiler, installed just 18 months ago along with being fully rewired enhancing both comfort and efficiency.

The interior boasts a well-designed reception room that invites natural light, creating a warm and welcoming atmosphere. The three bedrooms are thoughtfully arranged with the master bedroom with en suite facilities providing ample space for family or guests. The bathroom is stylishly appointed, completing the home's appeal.

Entrance via front door into

Entrance Hall

11'5" x 8'10" (3.50 x 2.71)



Single radiator, storage cupboard with wooden shelving for linen and single radiator, doors to

Sitting/Dining Room

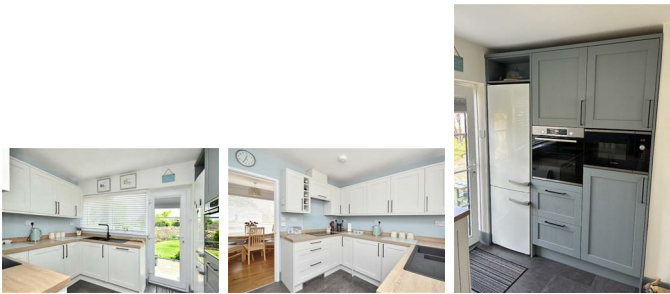
17'10" x 24'4" (5.46 x 7.44)



Two low level double radiators, one large double radiators, 2 uPVC double glazed picture windows to front aspect allowing plenty of light, coving, sliding aluminum double glazed doors to patio and rear garden, freestanding Heta wood burning stove with Italian slate hearth, door to

Kitchen

8'6" x 11'0" (2.61 x 3.36)



uPVC double glazed pedestrian door to rear garden, uPVC double glazed window to rear aspect, tile effect flooring, a recently refitted kitchen comprising of a range of wall and floor units with worksurface over, 1 1/4 bowl sink drainer unit with mixer taps over, 4 ring Bosch induction hob with glazed splash back and extractor with light over, integrated Bosch microwave and Bosch oven and grill, space for freestanding fridge freezer, integrated Bosch dishwasher and washing machine, under unit lighting.

Bedroom One

9'10" x 13'1".272'3" (3.00 x 4.83)



uPVC double glazed window to front aspect, low level double radiator, fitted wardrobes, door to

En suite Shower Room



Suite comprising low level w/c, wash hand basin with chrome mixer tap and storage beneath, fully tiled shower cubicle with hinged glazed door and rainfall shower with separate attachment over, single radiator, chrome heated towel rail, wood effect flooring, extractor, light.

Bedroom Two

9'11" x 12'3" (3.03 x 3.74)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

Bedroom Three

7'1" x 10'8" (2.17 x 3.26)



uPVC double glazed window to side aspect, single radiator, access to loft space.

Shower Room

5'5" x 7'3" (1.66 x 2.23)



Obscured uPVC double glazed window to rear aspect, tiled flooring, a contemporary suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps, fully tiled shower cubicle with mains shower with separate attachment over and hinged shower screen, mostly tiled walls, extractor, wall mounted heated towel rail.

Garage

19'5" x 9'10" (5.93 x 3.00)

Electric roller shutter door, pedestrian door to rear garden, power and light is connected, area for further white goods.

Store

Ideal for storage, power and light is connected.

Outside



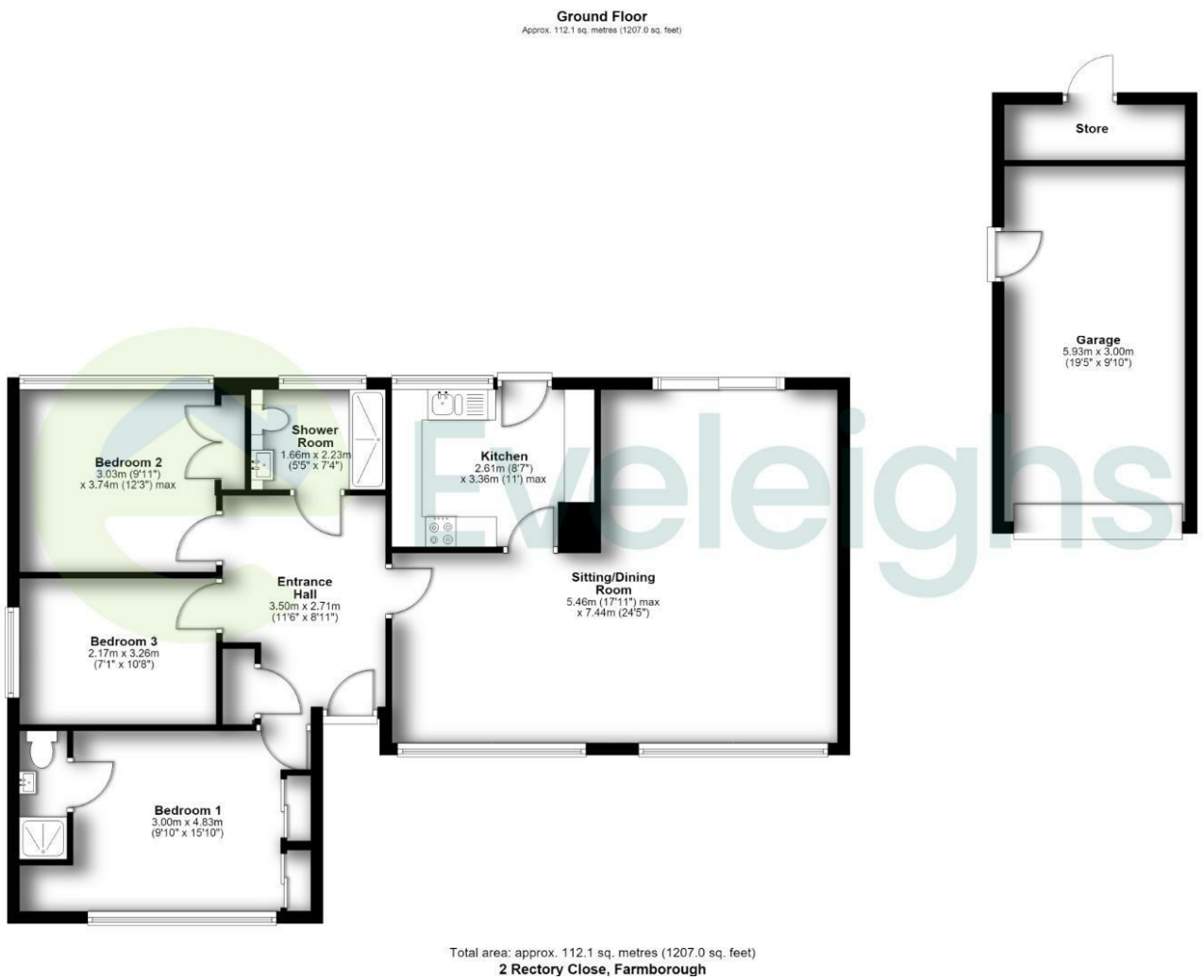
There is access to the rear garden from the driveway via wooden gates on either side of the property. Immediately adjacent to the rear of the property is a patio area ideal for garden furniture, steps lead down to a lawn area with immaculately planted borders containing established trees and shrubs. A gravel path leads around the back of the garden and down the side. There is a further area of gravel at the bottom of the garden. There is a further decking area ideal for al fresco dining along with a vegetable plot. Along the side of the property is a purpose built log store. The rear garden is enclosed by rendered walling and dry stone waling with cock and hen finish and coping stones. The front of the property has a tarmac

driveway providing ample off street parking and access to the garage with a split level lawn and planted borders along with an established magnolia and wisteria trees and a couple of shrubs. The front garden is enclosed mainly by a low level stone wall and wooden fencing.

Directions

Sat Nav
BA2 0AW

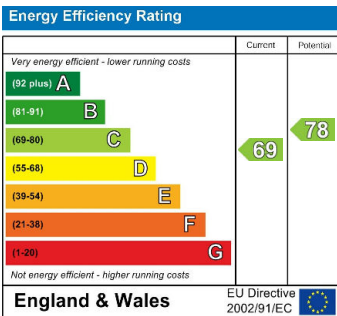
Floor Plan



Area Map



Energy Efficiency Graph



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