

134 The Hollow
Bath, BA2 1NF

Offer Over £500,000



Positioned on the southern slopes of Bath enjoying far reaching views across the city, this three bedroom 1930's semi detached home is sure to impress. Having undergone recent modernisation throughout, this attractive home oozes a contemporary feel with stylish decor & modern open plan arrangement. The home welcomes with a bright entrance hall which leads through to an enviable entertaining space, spanning the full length of the extended ground floor. The open plan all day kitchen/ dining/ family room creates an immediate wow factor upon entering, using a blend of statement finishes & exposed materials to create a lasting impression. An eye catching fitted kitchen resides to the far right hand corner, with a generous dining space to the side, whilst a cosy lounge area featuring a wood burning stove sits to the front. A practical downstairs WC completes the ground floor arrangement, showing this home offers both style & substance. Upstairs, three bedrooms can be found, two of which double in nature & boasting fitted wardrobes, whilst the third bedroom acting as a single room. Finally, a three piece bathroom with shower over bath concludes the internal arrangement. To the rear aspect, a large westerly facing garden can be found, with sizeable paved seating area, enclosed with a hand crafted dry stone wall. A perfect space for hosting those summer BBQ's or enjoying the last of the days sun. The elevated front aspect benefits from driveway parking for multiple vehicles whilst enjoying a superb outlook. A must view.

ACCOMMODATION

ENTRANCE PORCH

Upvc door to front aspect with privacy glass, door to hallway.

HALLWAY

Internal door with privacy glass, stairs leading to landing, under stair cupboard, doors to rooms, feature window to kitchen, exposed floorboards.

WC

WC, pedestal wash hand basin with mixer taps, extractor fan, spotlight, tiled flooring.

LOUNGE 11' 10" x 11' 7" (3.60m x 3.52m)

Upvc double glazed bay window to front aspect, Log burner with stone surround, vertical designer radiator, exposed wooden floorboards.

KITCHEN/DINER 18' 1" x 15' 9" (5.50m x 4.79m)

A contemporary fitted kitchen comprising a selection of matching wall & base units with quartz work surface over & matching upstands, Belfast undermount sink with mixer tap & drainer, kitchen island with wooden work surface over, integrated appliances to include fridge freezer, dishwasher & washing machine, space for 'Range' style cooker, 'Worcester' combination boiler, Upvc double glazed windows to rear & side aspects, Upvc French doors leading to rear garden, vertical designer radiators, feature fireplace with stone surround, exposed wooden floorboards, tiled kitchen flooring, combination of spotlighting & light pendants.

BEDROOM 1 11' 8" x 10' 8" (3.55m x 3.25m)

Upvc double glazed bay fronted windows to front aspect, fitted wardrobes, feature fireplace with stone surround, radiator, exposed wooden floorboards.

BEDROOM 2 12' 6" x 10' 6" (3.81m x 3.21m)

Upvc double glazed window to rear aspect, fitted wardrobes, radiator, exposed wooden floorboards.

BEDROOM 3 8' 8" x 5' 11" (2.63m x 1.80m)

Upvc double glazed window to front aspect, radiator, exposed wooden floorboards.

BATHROOM 6' 5" x 6' 2" (1.96m x 1.89m)

A three piece suite comprising close cistern WC & wash hand basin with mixer tap set in vanity unit, panelled bath tub with mixer taps, mains shower over bath with rainfall shower head & glass screen, heated towel radiator, extractor fan, tiled flooring, tiled wet areas, Upvc double glazed window with privacy glass to rear aspect

REAR GARDEN

Large westerly facing garden with area laid to lawn, border to side containing mature shrubs & trees. Large paved seating area enclosed with feature dry stone wall incorporating additional seating, stone built log store. Enclosed with boundary fencing with gated side access to front of property. Outside tap & outside power supply.

FRONT GARDEN

Area laid to lawn with steps to driveway.

DRIVEWAY

Driveway parking for multiple vehicles to front aspect.

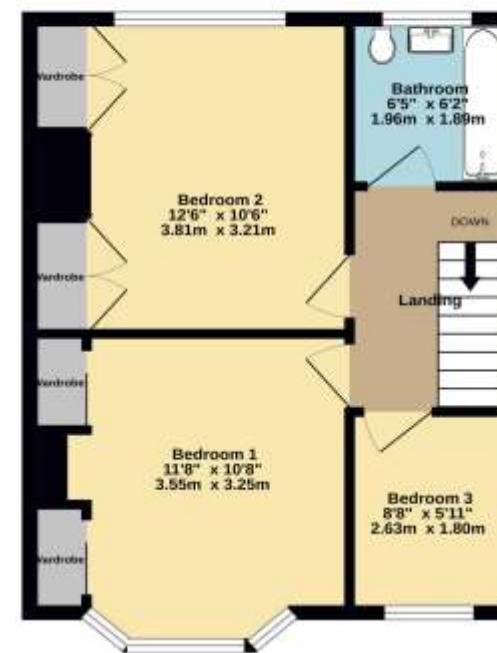




Ground Floor
482 sq. ft. (44.8 sq. m.) approx.



1st Floor
419 sq. ft. (38.9 sq. m.) approx.



TOTAL FLOOR AREA: 901 sq. ft. (83.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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