TWIN STACKS
WentWorth
Estate Agents

FOR SALE
WestMarch

44 Croft Road, Fairfield Park, Bath, BA1 6JJ

▪ Attractive detached family home in popular Fairfield Park ▪ Offered for sale with no onward chain ▪ Conveniently positioned on the edge of Larkhall village ▪ Spacious and well-presented accommodation arranged over two floors ▪ Bright living room with attractive bay window ▪ Open-plan kitchen/dining room ideal for family life and entertaining ▪ Three bedrooms, including two comfortable doubles ▪ Generous plot with enclosed rear garden and additional area of land ▪ Driveway parking for several vehicles together with a garage ▪ Easy access to Alice Park, local schools and Bath city centre

Price guide £500,000

Location
Croft Road is situated in the popular Fairfield Park area, on the edge of Larkhall village to the east of Bath city centre. The location is particularly convenient for those looking to combine easy access to the city with the strong community feel and excellent everyday amenities offered by Larkhall.

Within a short walk, the village provides a wide range of local shops and services, including a small supermarket, chemist, delicatessen, hardware store, coffee shops, post office, pub, theatre and church, while a larger supermarket is also within easy walking distance.

The popular Alice Park is close by and provides attractive open space and recreational facilities, with Bath itself offering an extensive choice of parks, cultural attractions, restaurants, leisure facilities and shopping. A number of highly regarded state and independent schools are also readily accessible.

Bath enjoys excellent transport links, with Bristol easily reached by road and Junction 18 of the M4 approximately 10 miles away. Bath Spa railway station provides regular high-speed services to London Paddington, with journey times of approximately 90 minutes.

Internal Description
Offered for sale with no onward chain, this well-presented detached family home provides spacious and versatile accommodation arranged over two floors.

A bright and welcoming entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor. To the front is a comfortable living room, where a large bay window allows plenty of natural light into the room and creates an attractive focal point.

To the rear, the open-plan kitchen and dining room forms an excellent family and entertaining space, with ample room for a dining table and additional seating. The bright outlook towards the rear garden enhances the sense of space, while the arrangement provides a practical balance between everyday family living and entertaining. A useful cloakroom completes the ground floor accommodation.

On the first floor are three bedrooms. The two principal bedrooms are both comfortable doubles, while the third bedroom offers useful flexibility and would work equally well as a child's bedroom, nursery, dressing room or dedicated home office. The bedrooms are served by the family bathroom.

External Description
The property occupies a particularly generous plot and benefits from extensive off-road parking, with a driveway providing space for several vehicles in addition to a garage.

The front garden offers further outside space with scope for planting and landscaping, while side access leads through to the rear.

The enclosed rear garden is predominantly laid to patio, providing a practical and relatively low-maintenance setting for outdoor dining, entertaining and family use. At the far end of the garden there is access to an additional area of land, further enhancing the overall size and versatility of the plot and providing an interesting opportunity for a purchaser to consider how the space might best be utilised, subject to any necessary consents.

The combination of a detached house, generous parking, garage and substantial outside space is a particular feature of the property.

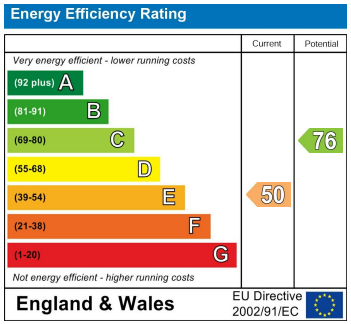
Additional Information
Tenure: Freehold
Council Tax Band: E
EPC Rating: E

Level 3 Building Survey: The seller has recently commissioned a Level 3 RICS Building Survey at the property, the findings of which can be discussed with prospective purchasers.

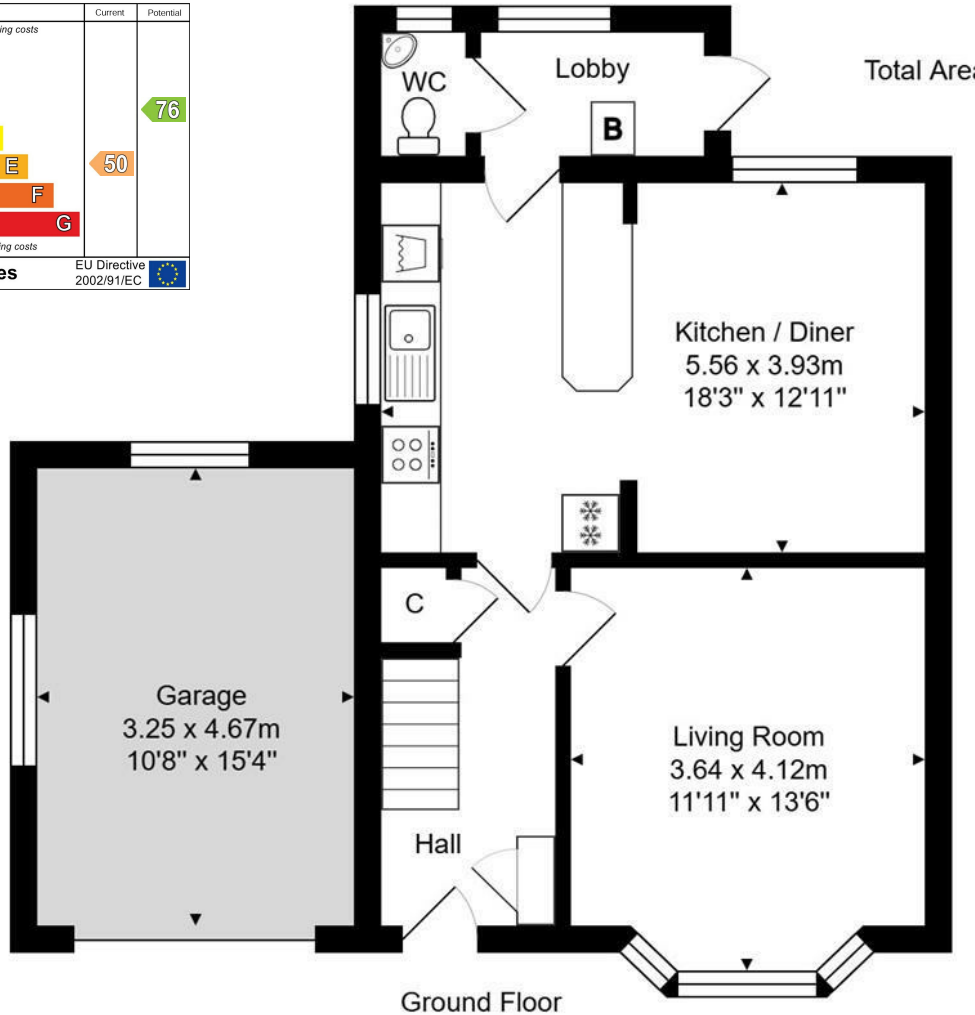
This information has been provided to us by the seller. We would always recommend that prospective purchasers undertake their own due diligence.

Agents Note
Important Notice

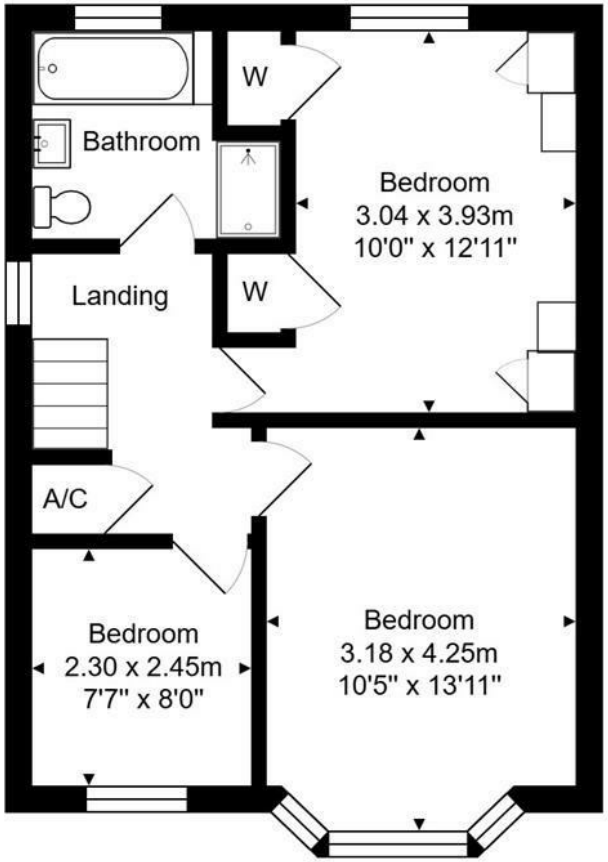
These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer’s conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.



Total Area: 92.0 m² ... 990 ft² (excluding garage)

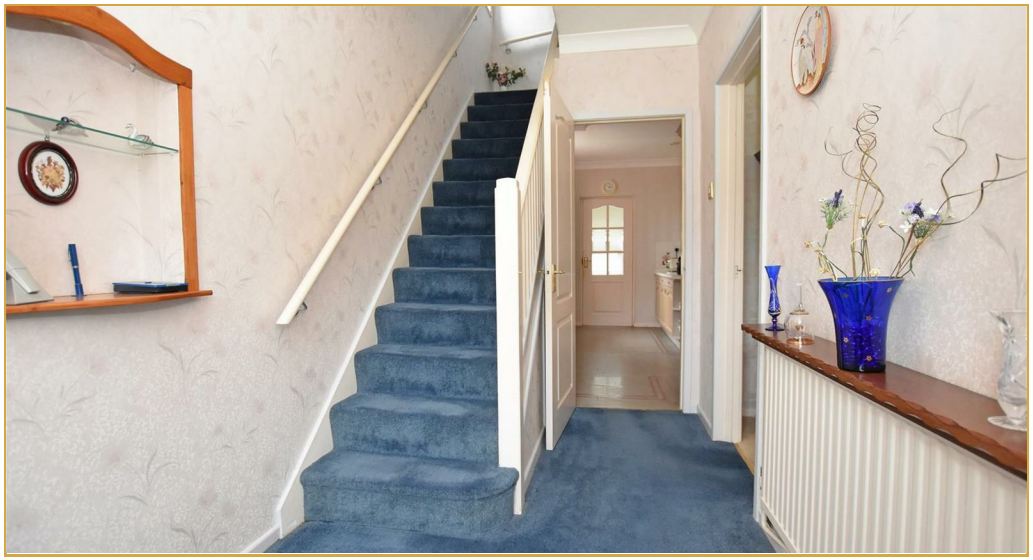


Ground Floor
Area: 48.2 m² ... 519 ft²



First Floor
Area: 43.8 m² ... 471 ft²

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 mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
www.epcassessments.co.uk



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