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47 The Old Batch, Bradford-on-Avon. BA15 1TL

£675,000

An impressive detached family home with fabulous accommodation on the Bath side of town close to St Laurence School.

This house is all about space and light which it offers both in abundance. The ground floor has a welcoming entrance hall, large suite of receptions comprising of living room with patio doors leading into the rear garden and feature fireplace, a cosy space to tuck up in the evenings. There is a fabulous modern kitchen with utility room flowing nicely to the open plan dining family area. This is a great space for everyday living for all the family, again it leads out into the rear garden via patio doors. The conservatory links well from the family area too. Finally, on the ground floor there is a study plus cloakroom. Upstairs we find a generous master bedroom suite with dressing area with super built in wardrobes plus smart ensuite. There are three further good-sized bedrooms & family bathroom. The accommodation is smartly presented & very comfortable. There really is room for all the family to spread out into!

The sunny garden is level and mostly lawned with a patio area linking well to the house via the family dining area and the living room plus a summer house with power. There's plenty for gardeners to get stuck into and the kids to kick a ball. There is driveway parking for several cars and a double garage.

The Old Batch is a well located cul de sac on the North side of town a short walk from the town centre and its enviable amenities, these include; - good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The railway station offers a picturesque ride to Georgian Bath's city centre for high street shopping, masses of restaurants, tourist attractions, entertainment and night life.

- Impressive & well-presented detached house
- Kitchen family room & good receptions
- Four bedrooms, master with ensuite & dressing area
- Living room, study, conservatory, utility & cloak
- Generous enclosed, level rear garden
- Double garage & driveway parking for several cars





Wonderful living spaces

Double garage & good parking

South facing gardens

