



9 Maple Grove, Bath. BA2 3AF

Asking Price: £1,375,000



5 Bedrooms



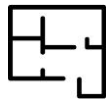
Bathroom, ensuite and downstairs wet room



Large lawned gardens



Driveway, garage and resident's parking zone



2252 Sq. ft. / 209 Sq. m.

The Property

- Delightful and spacious, detached period property.
- 5 bedrooms and 3 reception rooms.
- Stunning extended kitchen/dining room
- Snug reception room open to kitchen/diner
- Delightful and generous rear gardens
- Access gate onto the Bloomfield Allotments

The Location

- A rarely available property in this extremely sought-after location
- Access to the lawned tennis courts of Bloomfield Avenue (membership by invitation)
- Convenient for the Two Tunnels Cycle Path.
- Excellent access to the shops and services of Bear Flat
- Very accessible to Hayesfield, Beechen Cliff, Moorlands and St. John's Schools
- 0.9-mile walk to Bath Spa Train Station
- Walkable to Bath via Bear Flat and Holloway





The Property: A fantastically stylish, spacious and detached family home with off-street parking, large lawned gardens and a breathtaking, open-plan kitchen dining room.

This wonderful home begins with a useful side vestibule with plentiful storage space. We continue through the main door into the hallway. Here there is the bonus of a downstairs wet room with shower and WC and access to all reception rooms. To the front is a most attractive and spacious sitting room featuring a broad bay window and stylish décor. Alongside, a useful additional reception room is ideal as a study, music room or kid's den.

To the rear of the property, the current owners have transformed the accommodation to create a stunning open-plan living space comprising a comfortable snug area, dining room, breakfast area and kitchen. There is also a discreet utility room with plumbing for the washing machine, gas CH boiler, extra sink unit and storage. In all this area is almost 8m x 8m in size.

The snug is the perfect area for relaxing after school or reading a book and it will easily accommodate a corner sofa. There is space for a large dining table and also a large quartz-topped island with space to seat 6, an inset induction hob (with fan over) and further storage. The kitchen comprises a selection of Graphite Black ultra matt units with recessed spotlighting and there is an integrated electric oven, combination microwave and dishwasher.

Three oversized sliding doors (with a slimline elegant sliding system) open to the rear decked, raised seating area which then leads down to the garden. With the doors open, the garden flows seamlessly from this lovely rear living space.



First Floor: Upstairs, the long landing leads to five bedrooms. There are 2 good sized front double bedrooms overlooking the cul-de-sac as well as two single rooms overlooking the rear garden. Above the garage, there is a smart double guest bedroom with its own ensuite shower room with an additional basin and WC. This room is perfect for visiting family or friends. Finally, the large attic is an excellent storage space being majority boarded and fitted with insulation and lighting offering scope for development (subject to permissions)



Outside: There are wonderful gardens at the property. To the front, the wide space features shrubs and bushes, with low stone walls and a driveway leading to the garage.

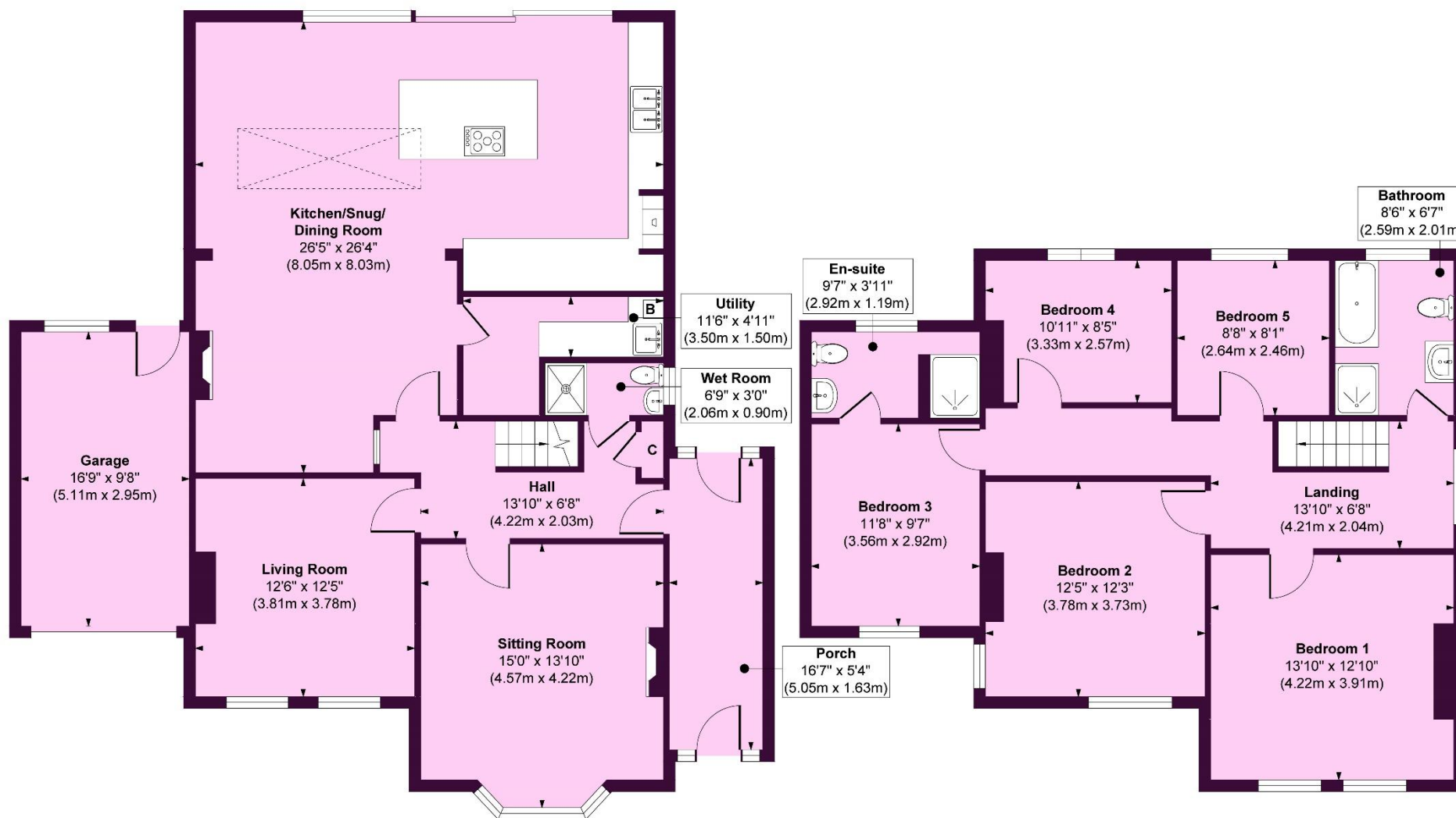
The amazing rear garden is about 60' in length and mainly lawned with a rear patio, flower beds and mature trees. It is a wonderful space for every member of the family and includes a large store space under the decked balcony and gated access directly to the much-loved, Bloomfield allotments. To the side, there is access to the single garage which has an up-over door to the front, power and light and eaves storage space.

The Location: Maple Grove is an exceptionally sought-after and tucked-away location just below Bloomfield Avenue. It takes pride of place within easy walking distance of Bear Flat. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Tesco Metro and Co-op minutes away. There is a lovely, wooded walk to the City of Bath and train station and also an excellent bus service. Nearby schools include Moorlands, St Johns and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries. The Paragon School, Prior Park College and Monkton Combe School are all much-loved Independent Schools on the south side of Bath. There are many wonderful walks South as far as Widcombe, Combe down and beyond and easy access to the Two Tunnels Cycle Path. Overall, this is a wonderful location in which to live.



Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. They be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: Travelling from the Churchill Bridge roundabout, take the A367 Wells Road to Bear Flat and drive through the traffic lights, then immediately right past the Bear pub into Bloomfield Avenue. Continue with the tennis courts on your left and bear left and then second right onto Maple Grove. The property is on the left-hand side.



Ground Floor
Approximate Floor Area
1359 sq. ft (126.25 sq. m)

First Floor
Approximate Floor Area
893 sq. ft (82.96 sq. m)

Approx. Gross Internal Floor Area 2252 sq. ft / 209.21 sq. m

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property



www.wisdenhomes.com

