



3, St Luke's Road, Bath. BA2 2BB

Offers in Excess of £950,000



4 Bedrooms



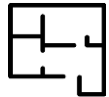
Bathroom, shower room
and downstairs
cloakroom



Attractive gardens



Resident's Parking Zone



2127 Sq. ft. / 198 Sq. m.

The Property

- Elegant and generous, Victorian semi-detached home.
- Beautifully refurbished with neutral accommodation throughout.
- Stunning, high quality kitchen dining room.
- Large, characterful reception rooms.
- Attractive period features.

The Location

- Located in the heart of extremely desirable Bloomfield, just above Bear Flat.
- 3 minutes walk to Tesco Express.
- Good access to highly regarded local schools including Beechen Cliff and Hayesfield.
- Minutes from the 20 or so shops and services of Bear Flat.
- Just a 1-mile walk to Bath Spa Train Station and the city of Bath.
- Close to parks, allotments and the Two Tunnels Cycle Path.





The Property: This stunning late Victorian semi-detached home fuses a wealth of period character with high-spec, quality refurbishment.

We begin with the beautiful stained glass entrance porch, opening to the hallway. From here, the large sitting room features an ornate ceiling cornice and rose, an open fire with marble surround and sashed bay window.

Adjacent is the stunning, open-plan kitchen/dining room which is a real hub to the house. The kitchen comprises a selection of bespoke, hand-built, French Grey cabinets with quartz worktops and a stunning central island containing the Belfast sink. There is a 6-burner range cooker and Fisher & Paykel Double Drawer dishwasher built in.

The dining area is fitted with banquette seating, perfect for family mealtimes and a cosy log-burner. Finally, there is the bonus of a rear utility room (with further cabinets and basin) and a downstairs cloakroom.

First Floor: Here, there are 2 double bedrooms, bathroom and shower room. Bedroom 1 is a large double with additional splayed bay window whilst bedroom 2 is a rear double room with panoramic views over Bear Flat to the city of Bath. The family bathroom is beautifully appointed, comprising a central slipper bath with a large shower cubicle, WC, handbasin and attractive tiling. The shower room has a 'Jack and Jill' configuration which can be accessed from the landing and also bedroom 1. Here, there is a further shower cubicle, WC and hand-basin.

Second Floor: At attic level, there are 2 further double bedrooms set off the small landing, each with white painted floorboards, characterful ceiling eaves and plantation shutters. There are lovely views from both bedrooms.

Lower Ground Floor: Accessed both from the hallway and the garden, there is a most useful basement area at the property (head height of approx. 1.88m). A larger room is suitable for use for hobbies or as a small gym whilst the smaller room is a good storage facility. There are ceiling spotlights and power here, with heavy duty conduit wiring.





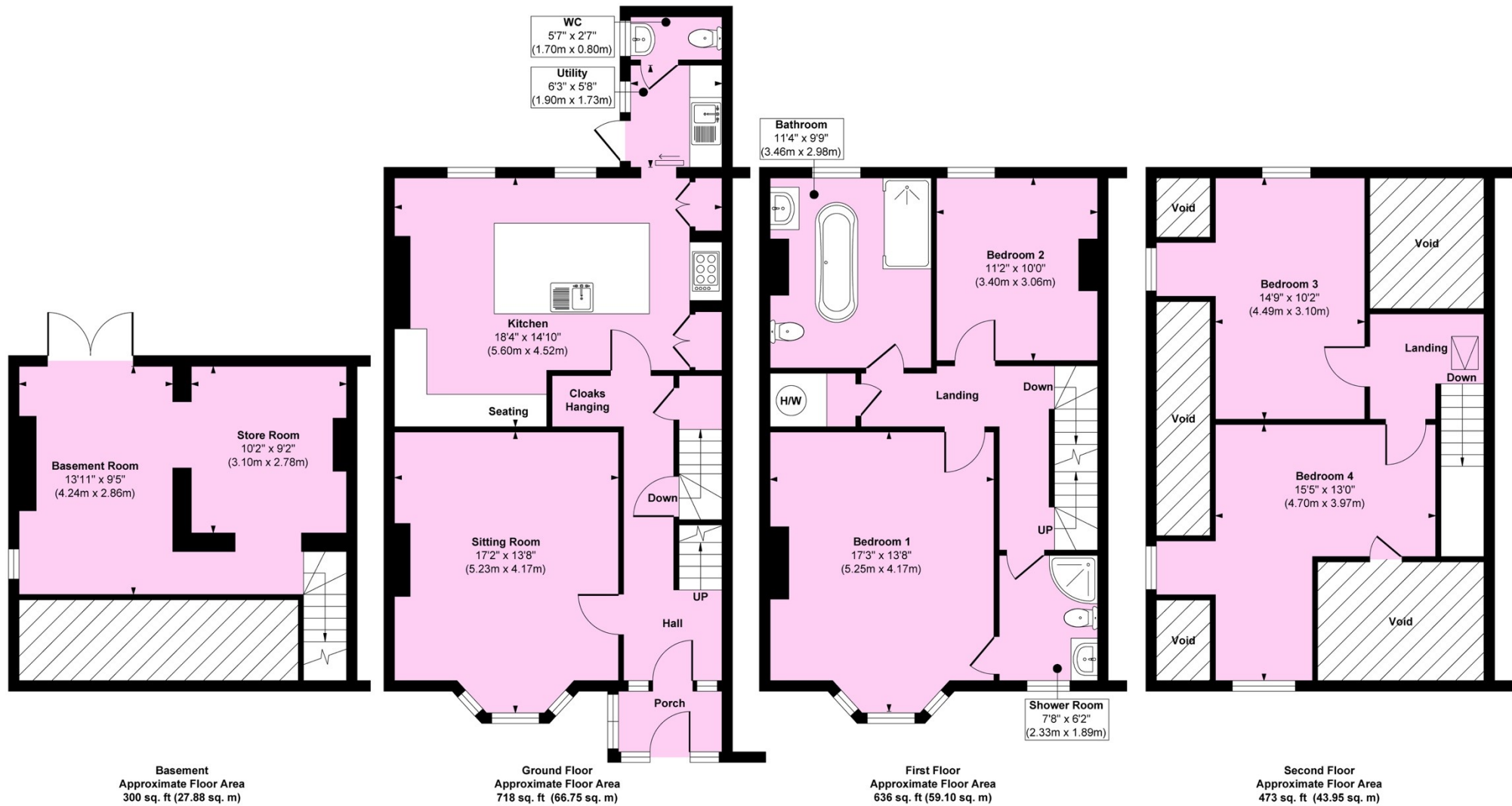
Outside: There are charming gardens to front and rear, beginning with the level front garden which is mainly lawned with stone walling and planted herbs. A lockable side gate leads to the rear garden which is pleasantly walled with a selection of shrubs and climbers. A raised patio area leads from the house to 2 further patio areas alongside the lawn.

The Location: St Lukes Road is a leafy and attractive location with beautiful properties in the heart of Bloomfield. Very desirable to families, Bloomfield has ease of access to a good selection of schools. Beechen Cliff and Hayesfield secondaries and Moorlands and St Johns junior and infant schools are all accessible, and independent schools such as The Paragon School and Prior Park College, are also close by. There are lovely walks and cycling nearby along the Two Tunnels Path and a Tesco store just 3 minutes' walk away.

Local amenities found in Bear Flat include a Co-op, The Bear Pub, Good Bear Cafe, pharmacy and various other outlets for day-to-day needs. There is a regular bus service to Bath city centre and Bath Spa Railway station from where direct routes are offered to Bristol and London Paddington. Bristol International Airport is located some 18 miles away.



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 may 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.



APPROX. GROSS INTERNAL FLOOR AREA 2127 SQ. FT / 197.68 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.

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