whiteley helyar

*1,800 ft²*

*4 bedrooms*

*3 bathrooms*

*garage & driveway parking*

Guide Price £650,000

3 Ensleigh Avenue, Lansdown, Bath, BA1 9DF

## DESCRIPTION

A beautifully appointed contemporary style modern house, newly built to an exacting standard by Bloor Homes and enjoying a lovely open outlook over the adjacent gardens.

## ACCOMMODATION

| | |
|---|---|
| 4 bedrooms - 2 with fitted wardrobes | 2 en-suite shower rooms |
| bathroom | cloakroom |
| fabulous kitchen/breakfast/family room | large sitting room |
| study/dining room | garage |
| gas fired heating | double glazing |

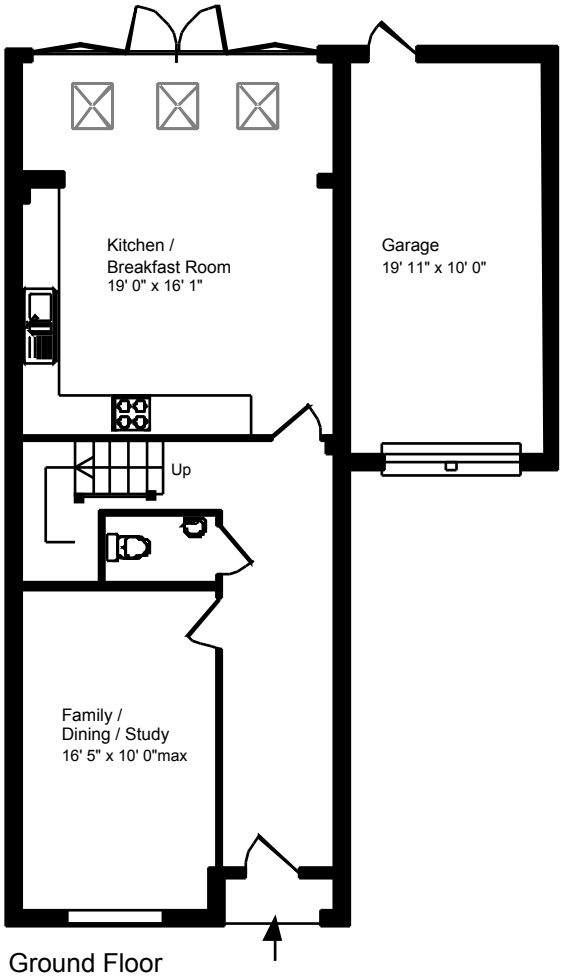
## EXTERNALLY

There is a small garden in front of the house, driveway to the side providing parking for a couple of vehicles and a good single garage with electric light and power. The enclosed rear garden is about 28' x 26' and is mostly laid to lawn with a paved patio area. There are 2 balconies and a large paved roof terrace - ideal for entertaining.

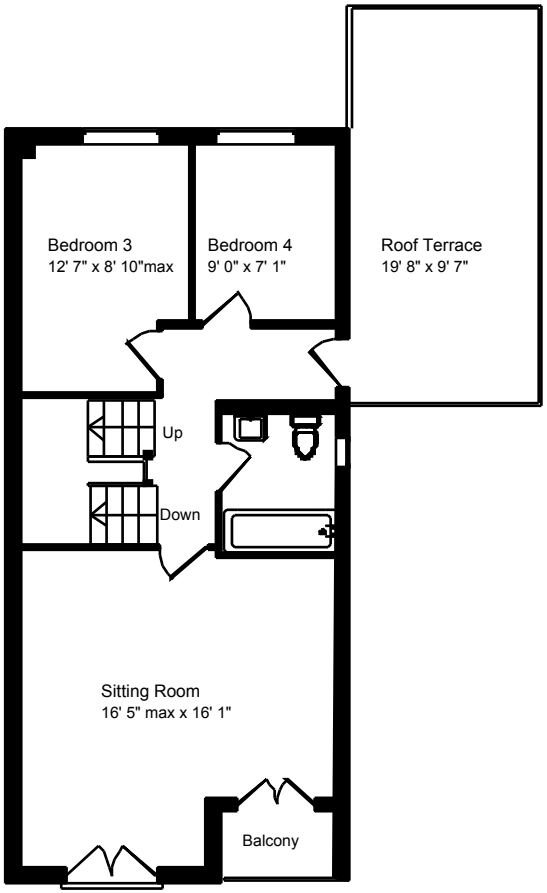
## LOCATION

The house stands in a peaceful location in Lansdown on the sought after Northern slopes of Bath. Various amenities are within a short walk (including The Hare and Hounds gastro pub, Kingswood and Royal High Schools and the new Abbot Alphege Academy Primary school), whilst there will soon be a convenience shop, children's play area and a farm shop/ café close at hand. Wonderful walks through rolling countryside are nearby, whilst a regular bus service whisks you swiftly into the centre of Bath some 2 miles away. The M4 motorway is easily accessible without having to cross the city. EPC: B (86)

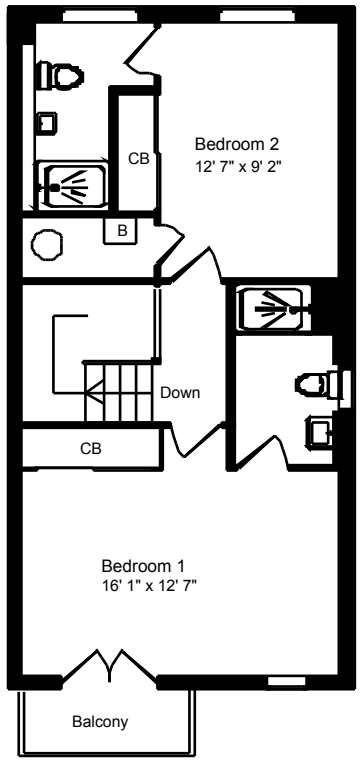
6 Princes Buildings, Bath, BA1 2ED www.whiteleyhelyar.net sales@whiteleyhelyar.net 01225 447544




Ground Floor




First Floor




Second Floor

Approx. Gross Internal Floor Area 1,800 Sq. Ft. / 167 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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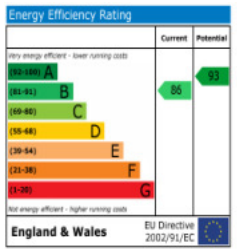


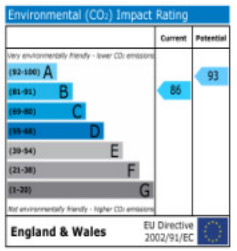


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