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Sabin Close, Bath, BA2 2EY

£445,000

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This executive semi detached home offers a touch of style and class. With oak flooring laid through the hall, landing and sitting room, The kitchen dining room spans the rear of the property with French doors opening onto a south-facing sunny garden, the kitchen is a Paula Rosa with integrated Neff oven and Bosch hob plus a Worcester Bosch boiler with Nest thermostat. The sitting room offers a beautiful fireplace and some clever storage solutions beneath the stairs. The first floor includes a master bedroom with a built-in wardrobe and en-suite shower room, along with two additional bedrooms and a bathroom. The landscaped rear garden features a patio, flower garden, wildflower arrangement, and shrubs with fencing to the sides and rear. The patio provides rear access to the garage, equipped with power points and lighting. This home is a perfect blend of comfort and sophistication and is offered with no onward chain.

The property is conveniently located within 150 yards of Tesco Express, providing most daily essentials, and 1.4 miles from a large Sainsbury's supermarket. The property is also within 0.4 miles of the local primary school and leisure Centre, with Moorland Road's shops just 1.2 miles away. Bath city Centre is easily accessible by car, local bus services, or a lovely 2-mile walk.

ACCOMMODATION:

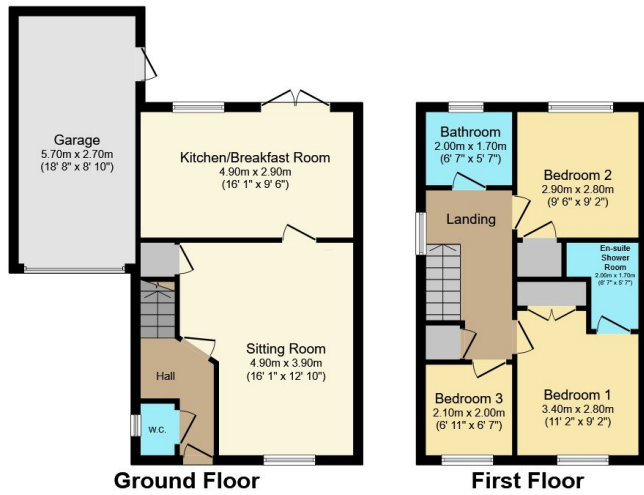
ENTRANCE HALL: Tiled floor, radiator, stairs to first floor.

CLOAKROOM: Low level WC, wash basin, heated towel rail, double glazed window to the side.

LIVING ROOM: Double glazed window to the front, two radiators, fireplace with real flame gas fire, wood flooring, TV point, cupboard under the stairs and smart storage, door to kitchen.

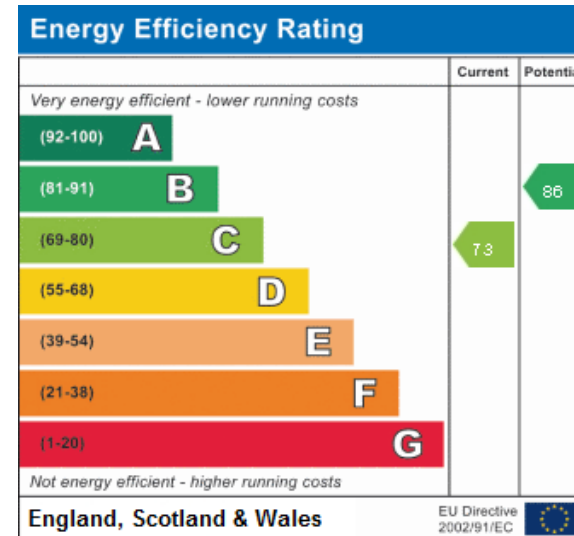
KITCHEN/BREAKFAST ROOM: Having a range of wall and floor units with roll edge laminated work tops, inset stainless steel single drainer one and a half bowl sink unit with mixer tap over, plumbing for washing machine and fitted dishwasher, fitted gas five ring hob with hood over, built in electric oven and grill, wall mounted gas





- Please Quote Reference RM0334
- Semi Detached House
- Sitting Room
- Kitchen/ Breakfast Room
- Three Bedrooms
- Master En-suite Shower Room
- Bathroom
- South Facing Garden
- Garage & Driveway
- No Onward Chain

Total floor area 93.2 sq.m. (1,003 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Address:
 Sabin Close