



7 BECKFORD DRIVE
Lansdown, Bath

Carter Jonas

7 BECKFORD DRIVE, LANSDOWN, BATH, SOMERSET, BA1 9AU

Reception hall • Open plan kitchen/dining/family room
• Sitting room with external terrace • Principal bedroom
with en suite shower room and external terrace • Four
further bedrooms • Two further bath/shower rooms •
Cloakroom/W.C

DESCRIPTION

Built by Linden Homes to their "Fratelli" design in 2018, this detached house has a spacious five-bedroom layout over three floors providing 1,800 square feet of beautifully presented accommodation.

A large, welcoming reception hall greets you on the ground floor. The hall opens into a fantastic south facing open-plan kitchen/dining/family room offering a wonderful space for entertaining with bi-fold doors giving access directly onto the covered patio and the attractive rear garden. The kitchen is well appointed with integrated AEG appliances that include a 6-ring gas hob, double electric oven, dishwasher, a large fridge and freezer and integrated washing machine. There are excellent base and wall mounted storage cabinets with granite style worktops over. There is an understairs storage cupboard with space for the tumble dryer and housing the central heating gas boiler.

On the first floor is a good sized south facing family room with lovely far-reaching countryside views and doors opens onto the terrace overlooking the well tended green to the front. There are two bedrooms and an en suite shower room, comprising walk-in shower, WC and basin, and a heated towel rail is also on this level.

On the second floor is a south facing master bedroom with balcony and views beyond with fitted wardrobes. It has a luxurious en suite shower room with walk in shower and is fully tiled. A beautiful family bathroom with enclosed bath and mains shower over is accessed off the landing and there are two further double bedrooms on this floor, both overlooking the garden.

A MODERN FIVE BEDROOM DETACHED FAMILY HOUSE WITH AN ENCLOSED GARDEN, GARAGING AND OFF STREET PARKING. IT HAS LOVELY FAR REACHING VIEWS IN A WESTERLY ASPECT.







The property has ample storage throughout, with large cupboards on each landing, one housing the pressurised water cylinder.

Single garage with up and over door, power and light. Off-street parking for two to three cars. Rear garden mainly laid to lawn with side gravel borders, terracing, side gate to driveway. A patio immediately outside the back doors has recently had a sloping covered roof.

SITUATION

7 Beckford Drive is positioned within a popular development on the northern slopes of Bath, thoughtfully built around various areas of open parkland incorporating a number of play areas for children as well as being well positioned for wonderful walks through rolling open countryside. The house itself is an excellent position, being set in a quiet cul-de-sac off a no-through road and within walking distance of some of the best schools in Bath to include Kingswood, The Royal High School and St Stephens Primary School.

Bath City Centre is just over a mile away with regular access bus services available at the bottom of the road. The Hare and Hounds Inn is just a short distance away with excellent food and a wonderful setting. Being on the edge of the Ensleigh Estate, the property has a useful Spar supermarket across the road and a primary school and nursery around the corner. The M4 (J18) is 10 miles to the north and Bath Spa Station has mainline access to London Paddington (from 90 minutes) and Bristol Temple Meads (from 15 minutes).

Bath is renowned for its historic origins, Georgian architecture and its excellent shopping, leisure and cultural amenities.

ADDITIONAL INFORMATION

Tenure: Freehold (there is an annual maintenance charge of circa £100 for grass cutting of common areas.)

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band G.

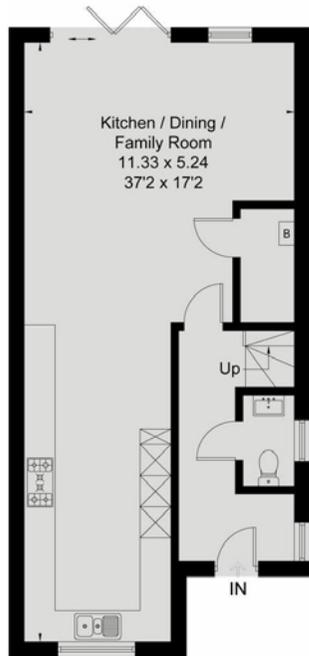
EPC: Band B.

Viewing: Strictly by appointment with Carter Jonas.

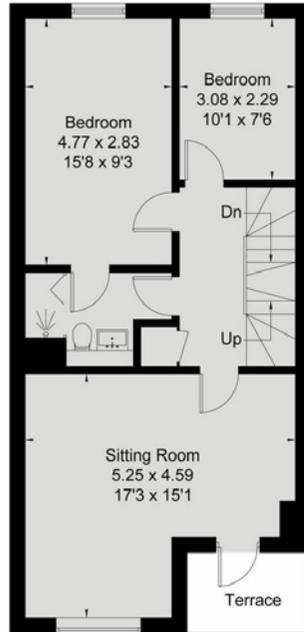




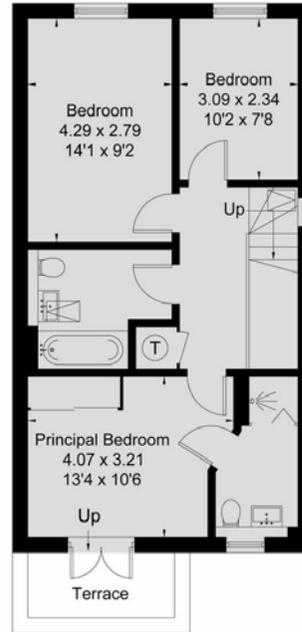
Approximate Area = 167.3 sq m / 1801 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 185.9 sq m / 2001 sq ft



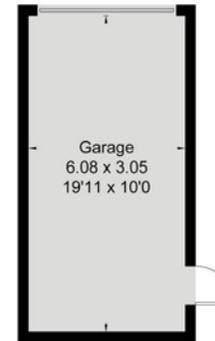
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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