



3 CLAVERTON DRIVE
Bath, BA2



AN IMMACULATE, FOUR-BEDROOM, DETACHED FAMILY HOME WITH GARAGE AND PARKING, ON BATH'S SOUTHERN SLOPES.

Ground Floor | Entrance Hall | WC | Utility | Kitchen/Family Room | Dining Room | Living Room
First Floor | Principal Bedroom Suite | Bedroom Suite | Two Bedrooms | Family Bathroom
Outside | Driveway with parking for two cars | Garage | Garden



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Local Authority: Bath and North East Somerset - 01225 477000

Council Tax band: G

Postcode: BA2 7AJ

Tenure: We are advised that the property is Freehold

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

There are solar panels on the south-facing roof elevations and a storage battery in the garage.

Viewings: Strictly by prior appointment with the Knight Frank, LLP.

SITUATION

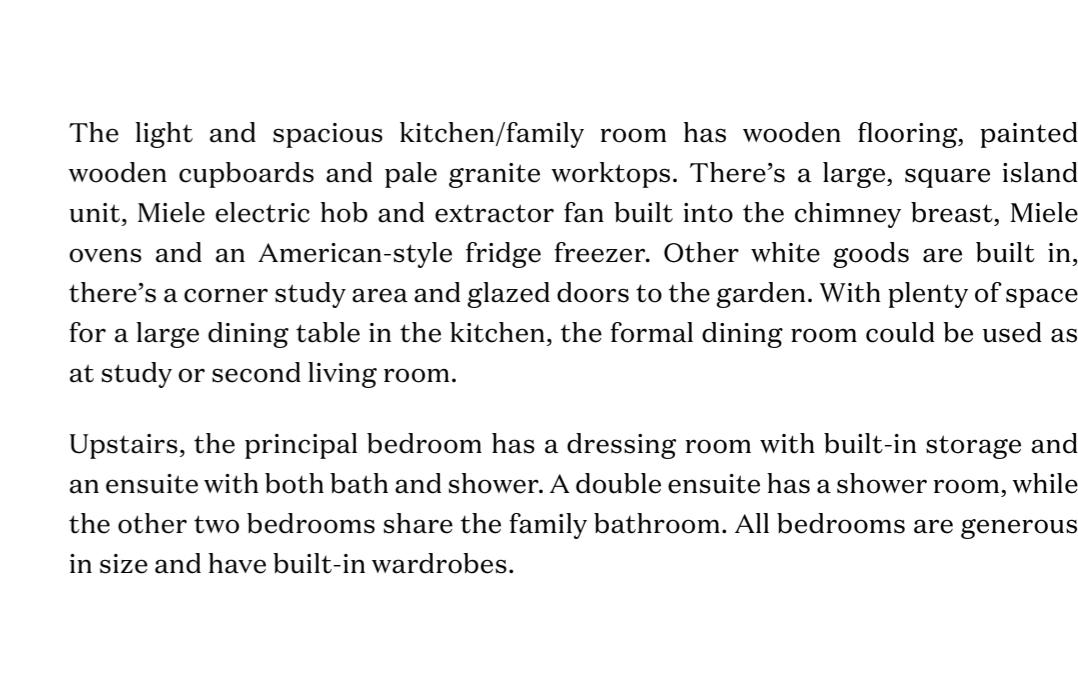
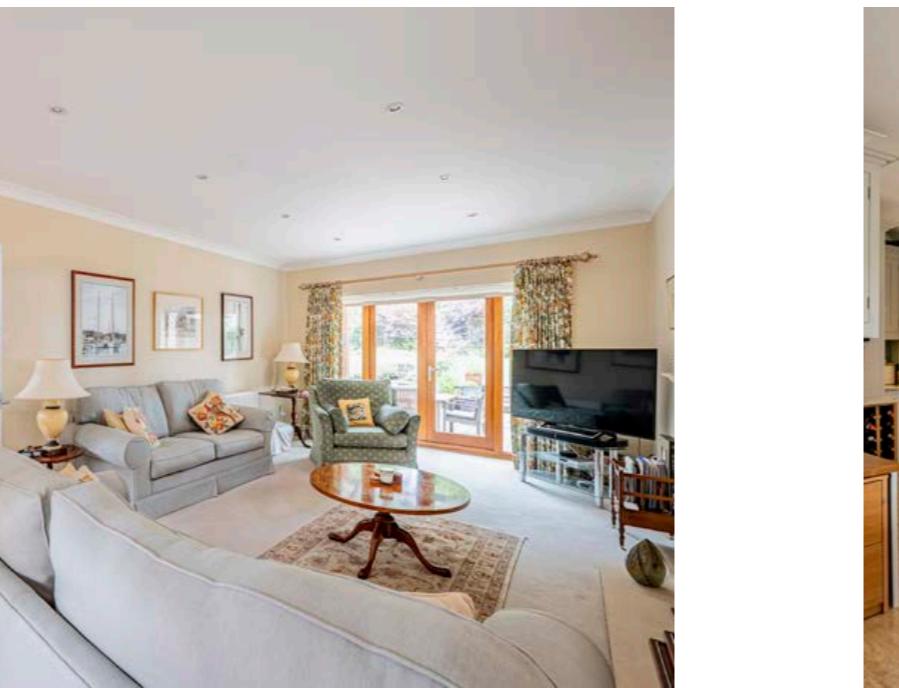
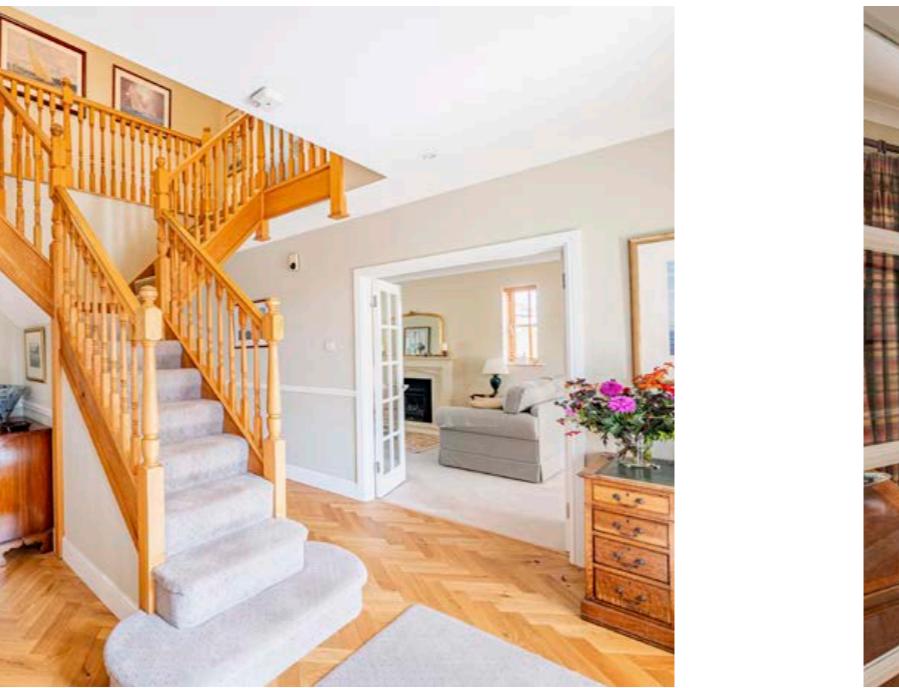
Claverton Drive is a quiet cul-de-sac, adjacent to National Trust land, just off Claverton Down – a ridge 1.5 miles to the south of Bath city centre. The area includes large areas of natural grassland and woodland, and includes public footpaths such as the Bath Skyline trail. There are plenty of local amenities including schools, churches, shops, local societies and pubs. A good mix of primary and secondary state and independent schools are nearby, including Combe Down, Ralph Allen, Monkton Combe and Prior Park College.

Bath's city centre has an exemplary range of restaurants, bars and entertainment facilities, as well as numerous cultural attractions. There are many sporting opportunities in and around Bath including golf, cricket, horse racing and rugby. Bath Spa railway station has a mainline rail link to London Paddington and Bristol Temple Meads.

THE HOUSE

Number 3 Claverton Drive is an attractive, detached, four-bedroom family home at the end of a quiet cul-de-sac, adjacent to National Trust land. Built in 2003 by Jenkins Developments Ltd, the current vendors have lived here for 20 years and there is no onward chain.

Inside, a spacious entrance hall features a central staircase and first floor gallery. Wooden parquet flooring leads to the ground floor accommodation on both sides of the staircase. A formal dining room has a bay window and views to the front of the house. The living room runs the full depth of the house with a bay at the front and glazed doors opening to the rear garden; it features a gas fireplace and Bath stone mantelpiece.



The light and spacious kitchen/family room has wooden flooring, painted wooden cupboards and pale granite worktops. There's a large, square island unit, Miele electric hob and extractor fan built into the chimney breast, Miele ovens and an American-style fridge freezer. Other white goods are built in, there's a corner study area and glazed doors to the garden. With plenty of space for a large dining table in the kitchen, the formal dining room could be used as a study or second living room.

Upstairs, the principal bedroom has a dressing room with built-in storage and an ensuite with both bath and shower. A double ensuite has a shower room, while the other two bedrooms share the family bathroom. All bedrooms are generous in size and have built-in wardrobes.



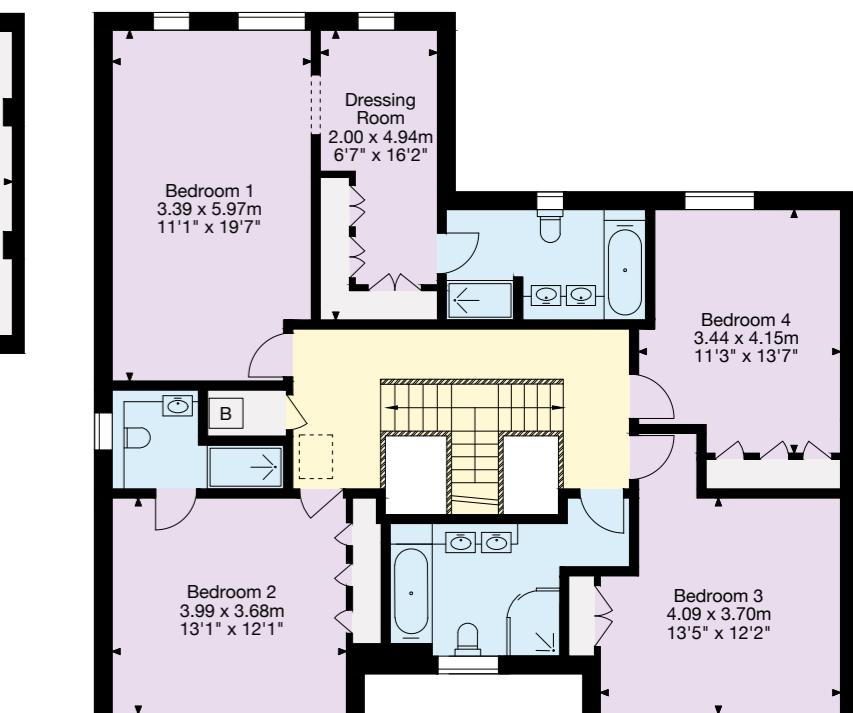
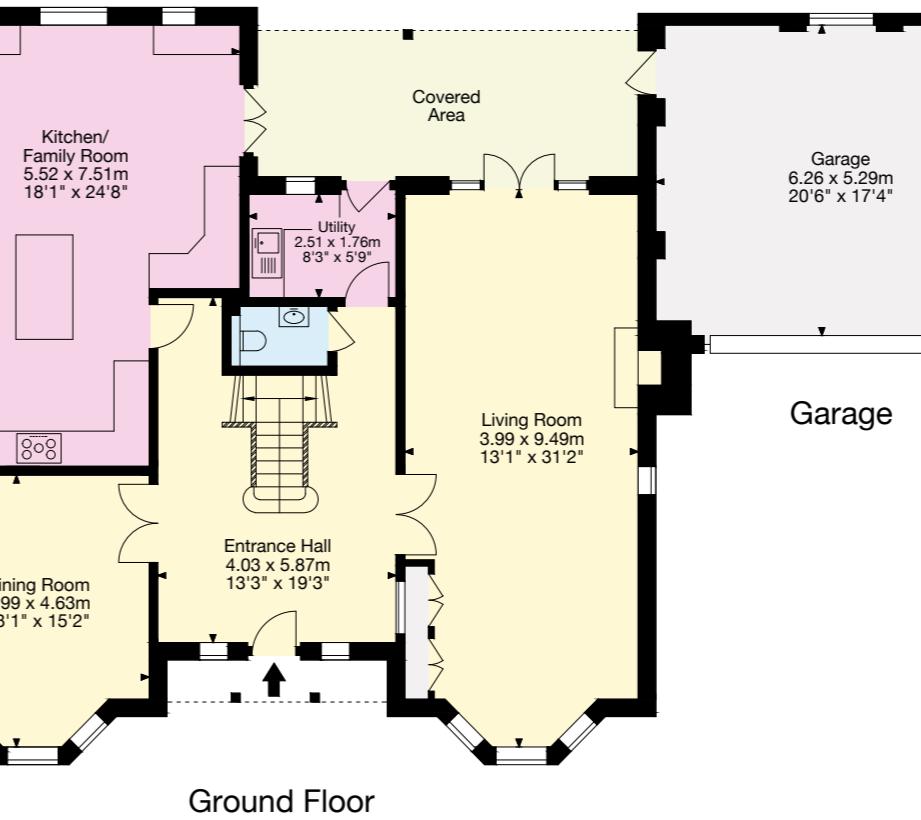
GARDENS AND GROUNDS

The front of the house has pleasing symmetry, with three-window bays framing each side of the central steps and entrance porch. The top half of the building has Cedar board cladding on all sides. The double garage is at the side, set back, allowing space for two cars to park in front of it (there is an electric vehicle charger here). At the rear, this creates a covered area between the side of the garage and the kitchen, forming a useful and sheltered outside seating/dining space.

The west-facing garden is mostly flat with a few steps up from the terrace to the level lawn. Mature shrubs and hedging curve around the lawn and form a boundary between the garden and the adjacent National Trust fields and woodland; the views are wonderful. A vegetable garden is tucked around the side, and has a large planting bed and mix of paved and gravel areas with a wooden shed and upright cold frame.



Gross Internal Area (Approx.)
Main House = 239 sq m / 2,572 sq ft
Garage = 33 sq m / 355 sq ft
Total Area = 272 sq m / 2,927 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com

Knight Frank Bath
4 Wood Street, Queen Square
Bath, BA1 2JQ

knightfrank.co.uk

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