



21 Hopton Way, Bath, BA1 9AZ
Guide Price £600,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 3
Bathrooms: 2 (Plus Downstairs Cloakroom)
Receptions: 2

Situated towards the top of Lansdown, this home welcomes you inside to a light entrance hallway, complete with a convenient cloakroom/W.C and practical understairs storage for shoes. A well-proportioned sitting room overlooks the front garden and provides a comfortable space for relaxation.

Featuring high-spec solid worktops, the tastefully finished kitchen offers an abundance of fitted storage alongside integrated appliances including a dishwasher, tall fridge/freezer, oven, and an four-ting induction hob with an extractor fan with lighting above. Bright spotlighting and undercounter lighting illuminate this kitchen/dining room, which has been designed for both culinary enjoyment and social gatherings via the use of bi-fold doors which seamlessly connect the dining area to the garden. A designated utility area adds to the home's practicality with the space, power, and plumbing to house a washing machine and a separate drier, with extra worktop space above for laundry requirements.

Upstairs you will find three comfortable bedrooms, two of which are double bedrooms that both come complete with recently added fitted wardrobes. A genuinely usable single bedroom offers additional flexible space, fulfilling the requirements for a home office, nursery, or child's bedroom. The main bedroom boasts a generous, fully tiled en suite, featuring a large shower enclosure with rain-drop showerhead further to a heated towel rail, sink, and W.C, all of which is often found bathing in natural light from the frosted window. The spacious, fully tiled family bathroom has also been finished to the same sleek neutral style as the ensuite, offering a full-length bath with a shower over, a sink, heated towel rail, W.C, and a large mirror. Spotlighting overhead highlights this bright and refreshing space.



Externally, the property features a mature, private, and leafy, level rear garden. Fully enclosed and benefitting from secure gated side access, as well as side access into the garage, this well-proportioned garden showcases a generous patio dining area, complete with an electric awning and outside lighting.. A secondary seating area occupies the end part of the garden, with a lush lawn in between, which is bordered on one side by well-stocked planting beds. To the front, a private driveway provides parking for approx. three vehicles 'in tandem', leading to a genuinely usable single garage with light, power, and potential storage in the loft space.

Situated on the northern slopes of Bath, 21 Hopton Way enjoys a peaceful residential setting and access to the Lansdown Park & Ride, which is just a short stroll away. The highly regarded Kingswood School and the wider collection of independent educational facilities, can also be found a few moments away, as can the reputable 'Hare & Hounds' pub. The Charlcombe Inn can be found within a mile, as can easy access to walking and outdoor pursuits across Lansdown and the surrounding countryside. The bustling city centre of Bath is approx. two miles away, providing an extensive range of shopping, restaurants, cultural attractions, schools and leisure facilities.

Tenure: Freehold LINK-DETACHED House
Council Tax Band: E
Current EPC Rating: B (84) // Potential: A (95)
Services: Mains gas fired radiator central heating // Mains electricity // Mains water // Mains drainage // Double glazing
Freeholders & Estate Managers: Firstport
Estate Charge: Approx. £385 P.A

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