



Woolley Street Bradford-on-Avon BA15 1AE

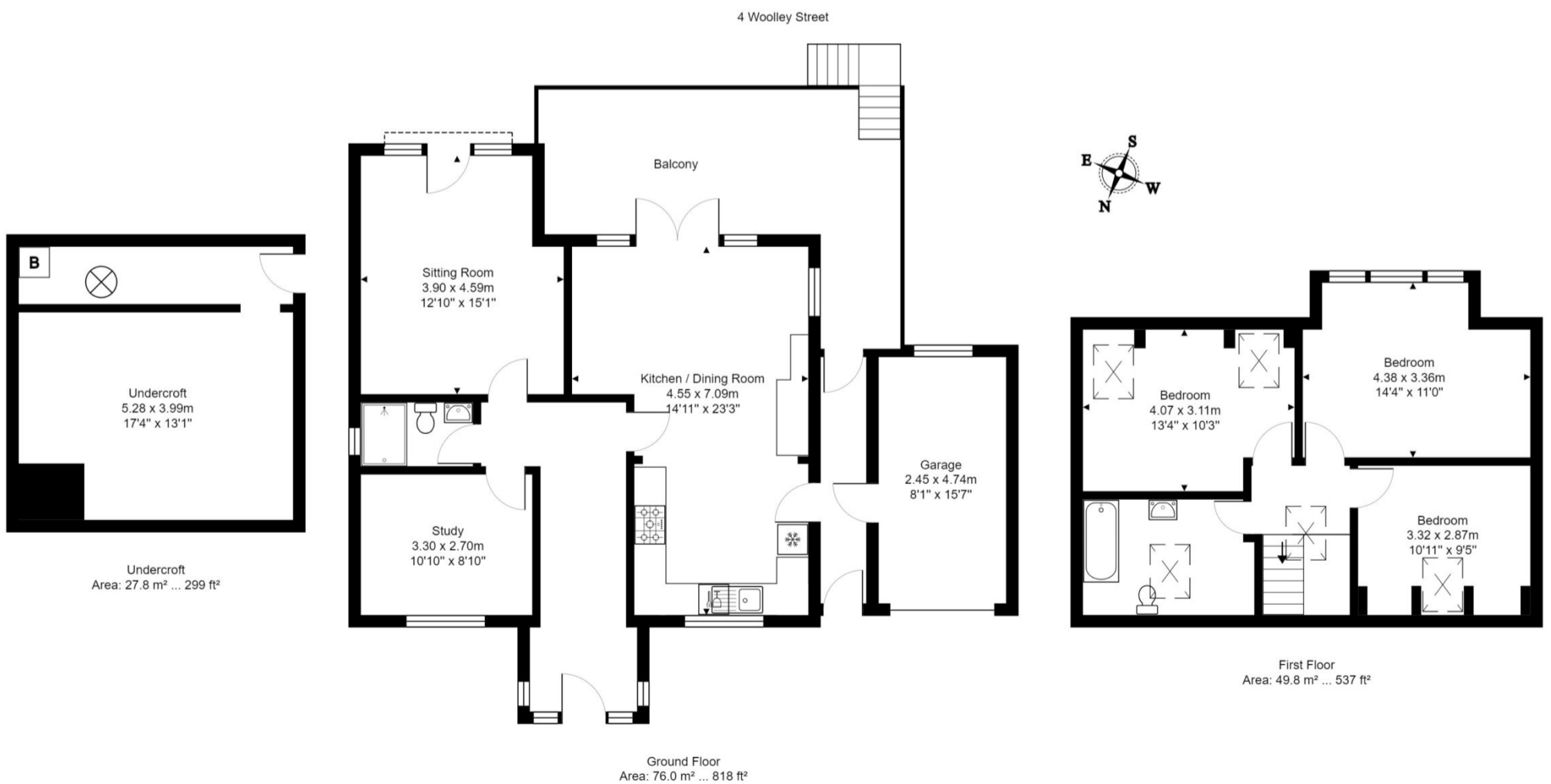
A comfortable and bright, versatile family home with beautiful views, garage and parking, spacious garden plus benefiting from being walking distance into the heart of the town.

Property Features

- 3 bedrooms plus study
- Glorious south facing garden
- Garage and parking for 2 vehicles
- Spacious kitchen/dining room
- Walking distance to town centre

Tenure: Freehold

£600,000



Total Area: 125.8 m² ... 1354 ft² (excluding balcony, garage, undercroft)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Accommodation

Ground Floor

Entrance Hall

Being dual aspect to front and side, coir matting, wood flooring, double paneled radiator, LED downlighting, concealed electric consumer box, stairs rising to first floor, glazed doors to kitchen/dining and living room, doors to study and shower room.

Kitchen/Dining

With a range of floor and wall mounted units having worktop incorporating stainless steel sink and drainer, partially tiled walls, rangemaster oven with 5 ring gas hob and extractor fan over, larder cupboard, space and plumbing for dishwasher, space for freestanding fridge/freezer, front aspect window, rear aspect French doors with glazed panels to either side leading onto balcony, side aspect window, 2 double panelled radiators, door leading to garage.

Living Room

With rear aspect glazed door with glazed panels to either side affording glorious views and opening to a Juliette balcony, double panelled radiator.

Study

With front aspect window, double panelled radiator.

Shower Room

With double shower having glazed screen and overhead chrome shower, tiled walls, low flush WC, vanity unit with inset wash hand basin and mixer tap, tiled splash back, mirror, glazed shelf, side aspect obscure glazed window, heated towel rail, LED downlighting, tiled flooring.

First Floor

Landing

With front aspect Velux window, LED downlighting, doors leading to bedrooms 1,2,3 and family bathroom.

Bedroom 1

With rear aspect pitched triple window, double panelled radiator, LED downlighting, double panelled radiator.

Bedroom 2

With 2 rear aspect Velux windows, double panelled radiator, LED downlighting.

Bedroom 3

With front aspect Velux window, panelled radiator, LED downlighting.

Family Bathroom

With bath having glazed screen and overhead shower, tiled wall, low flush WC, wash hand basin with mixer tap and tiled splashback, mirror, front aspect Velux window, heated towel rail, tiled flooring.

Externally

Garage, Parking and Garden

The property offers off street parking for 2 vehicles and a single garage with up and over door, space and plumbing for washing machine, space for tumble dryer, space for freezer, power and rear aspect window.

A covered side access with doors to front and rear gives access to the garage and the rear garden.

The near south facing rear garden is predominantly laid to lawn with mature planting and trees including plum, olive, apple and weeping silver birch.

Accessed directly from the kitchen/dining area there is a decked, covered balcony with wooden steps down to the main garden, enjoying wonderful views across the town and beyond.

The property also benefits from an undercroft which provides excellent storage space and houses the gas fired boiler providing domestic hot water and central heating.



Situation

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

Description

4 Woolley Street is a wonderful 3 bedroom extended family home, with versatile use downstairs. The property enjoys a light and sunny ambiance throughout, alongside a glorious south facing garden and stunning balcony off the kitchen/dining room. Downstairs, light floods throughout and the property benefits from a front to back kitchen/dining room, living room with Juliette balcony, study which could be used as a downstairs double bedroom and shower room. Upstairs boasts a spacious bathroom and 3 bedrooms with bedroom 1 boasting pitched glazed windows.

The property also benefits from a spacious undercroft which gives fantastic storage space and plenty of seating areas to enjoy all year around.

The near south facing rear garden is predominantly laid to lawn with mature trees and enjoys wonderful views across the town.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band D – £2,311.21

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