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Residential Sales

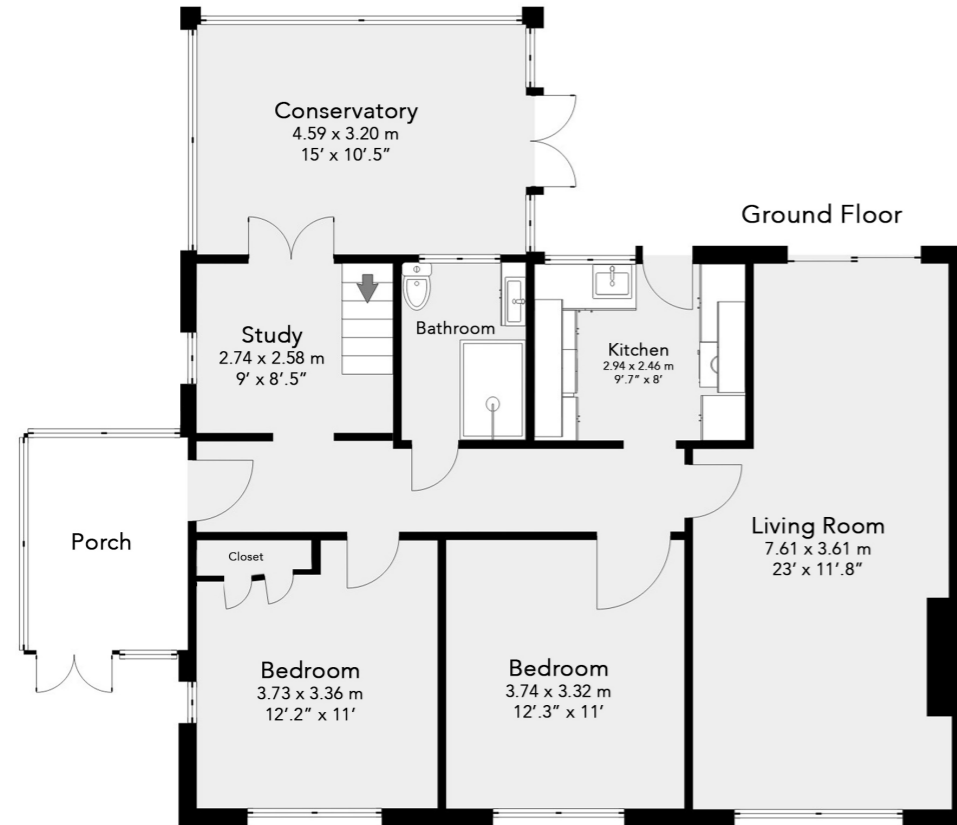


29 Downs Close, Bradford-on-Avon



Floor Plan

29 Downs Close, Bradford on Avon, BA15 1PR



Total Floor Area
(inc Conservatory)
approx
131 sqm
1410 sqft

29 Downs Close Bradford-on-Avon BA15 1PR

Situated on the highly desirable Bath side of Bradford on Avon, this spacious 4 bedroom semi detached home offers an exceptional blend of privacy, comfort and versatility. Benefiting from off street parking and a garage en bloc, this property provides generous space, both inside and out, perfect for modern living.

Tenure: Freehold

£475,000

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





Situation

No. 29 Downs Close is situated on the favoured Bath side of Bradford on Avon, 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

Nestled in a sought after area on the Bath side of Bradford on Avon, this beautifully enhanced and upgraded semi detached property offers a perfect blend of modern comfort and family living. With its enviable position just a short stroll from St Laurence School and open countryside, this home is ideal for families looking for convenience and downsizers alike.

Step into the welcoming entrance porch, leading to an airy hallway that connects seamlessly to all ground floor rooms. The spacious dual aspect living room is a bright and inviting space, complete with a charming gas fireplace and sliding patio doors that open onto the garden. Adjacent to this, the well-equipped kitchen features a comprehensive range of both floor and wall mounted units, perfect for culinary enthusiasts. A dedicated study area opens up to a sunny conservatory, which overlooks the beautifully maintained garden, offering the perfect spot for relaxation.

This level also offers two generously sized bedrooms, alongside the family shower room.

The first floor provides the principal bedroom, featuring an en suite with luxurious underfloor heating, ensuring comfort all year round. A versatile study or fourth bedroom completes the accommodation.

The property benefits from a private front garden with driveway parking, with a detached garage en bloc with additional parking space. To the rear, you will find a large south facing, secluded and well maintained garden with ample space for workshops and garden buildings if desired and offering complete privacy whilst catching the sunshine all day long. A beautifully constructed pergola offers potential for future extension if desired, subject to planning permission.

Offered with no onward chain, this exceptional home must be seen to be truly appreciated. Early viewings are highly recommended to secure this wonderful home.

Accommodation

Ground Floor

Porch

With full height glazed windows, door to:-

Entrance Hall

With wood effect flooring, radiator.

Living Room

With front aspect window, gas fireplace, radiator, sliding doors to garden.

Kitchen

With a range of floor and wall mounted units, work surface area incorporating 1½ bowl sink with mixer tap, separate drinking water feed and drainer, gas hob having extractor fan, oven, space and plumbing for washing machine, gas fired boiler providing domestic hot water and central heating, radiator, wood effect flooring, rear aspect window, door to patio.

Study Area

With front aspect window, radiator, door leading to:-

Conservatory

With full height windows, door to patio.

Bedroom 2

Being dual aspect to front and side, built-in storage, radiator.

Bedroom 3

With wood effect flooring, front aspect window, radiator.

Shower Room

With double width shower, obscure glazed rear aspect window, wall mounted radiator, wash hand basin and WC.

First Floor

Landing

With built-in storage.

Bedroom 4

With rear aspect Velux window, access to eaves storage, built-in cupboard, radiator.

Bedroom 1

A very large, light and airy space with many built-in cupboards, easy access to boarded eaves storage space, radiator, 3 Velux windows.

En suite Shower Room

With double width shower, wash hand basin, WC, underfloor heating, heated towel rail.

Externally

Garden, Garage and Parking

The property is approached via a gravelled driveway, currently providing off street parking for 1 vehicle but could potentially be extended to allow further space. The property also benefits from a single garage en bloc with additional parking.

The garden to the front is easily maintained with gravelled areas and mature shrubs and planting.

To the rear of the property there is a secluded, well maintained garden with a beautifully constructed glazed roof pergola.

General Information

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

Solar Panels: For further details please contact the office

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band C – £2,164.54

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