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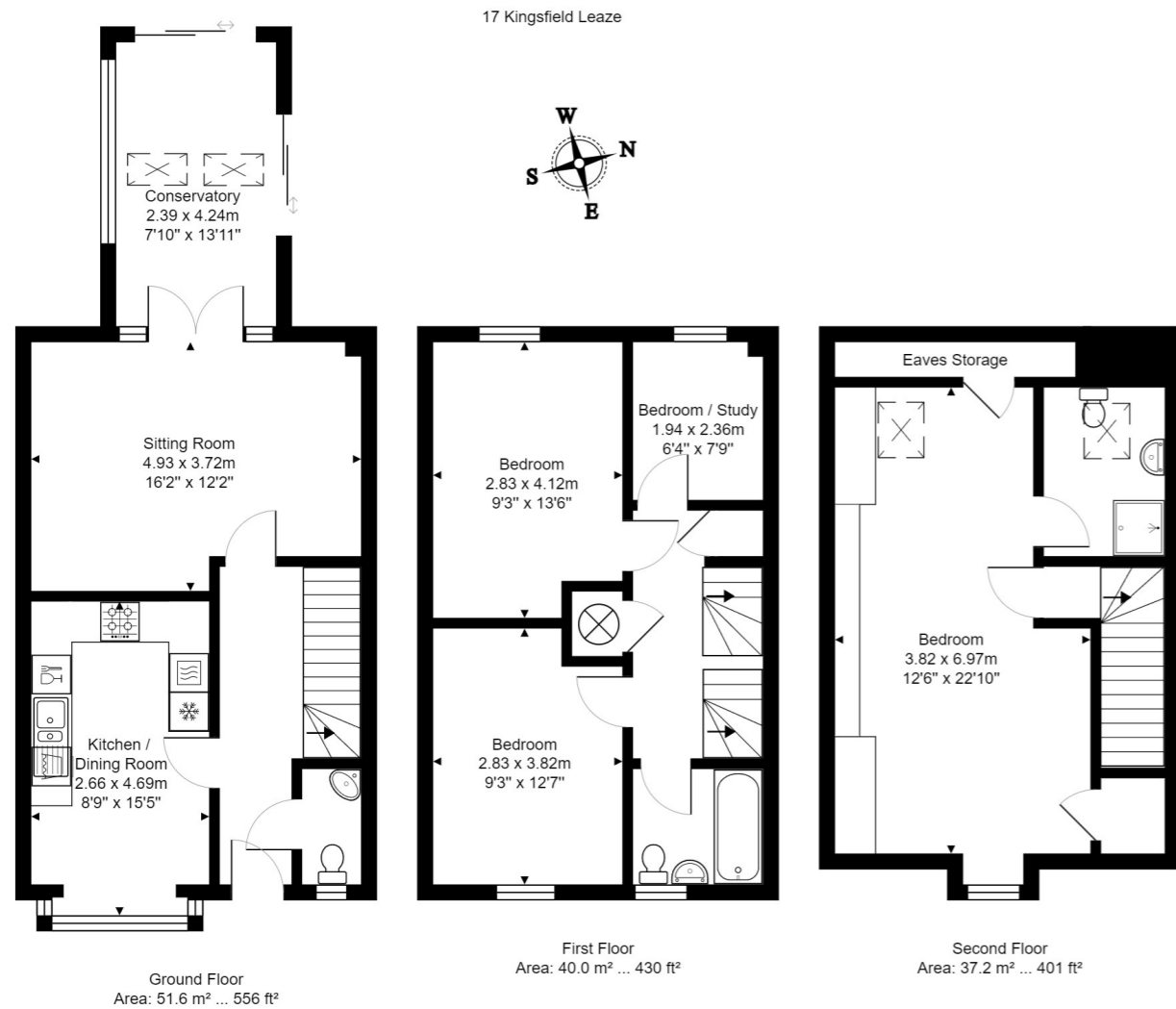
Bath & Bradford on Avon

Residential Sales



Kingsfield Leaze, Bradford on Avon





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17 Kingsfield Leaze Bradford on Avon BA15 1GH

An attractive semi-detached property arranged over 3 floors situated on the edge of Bradford on Avon offering comfortable accommodation comprising of 4 bedrooms, 2 reception rooms, conservatory, private garden and ample parking.

Tenure: Freehold

£450,000

Situation

Kingsfield Leaze is situated on the edge of Bradford on Avon enjoying easy access to the countryside and approximately 20 minutes walk to the town centre. 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.

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 E

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Description

No.17 Kingsfield Leaze is an attractive, immaculately presented, semi-detached townhouse arranged over 3 floors. The property is approached via a level paved path with mature low levels plants and lawn area. The front aspect has the feeling of open space.

Upon entering the property, the ground floor has wood effect flooring throughout, brushed chrome fittings and downlighting creating a quality feel. The entrance hall has a recessed area ideal for storage of coats and shoes etc. The contemporary kitchen/dining area with a range of white gloss units, integrated AEG appliances and a charming alcove in the window area for dining. The sitting room has a set of large French doors opening into a light and airy garden room. A cloakroom completes the ground floor accommodation.

On the first floor, the landing boasts a large storage cupboard. There are 2 double bedrooms, both with recessed area creating hanging and storage space and a further bedroom currently used as an office. The luxury bathroom has a contemporary feel with light flooding into the room.

The second floor offers the principal bedroom suite which has light flooding in via the dual aspect windows with wonderful countryside views to the front. The dressing area boasts a range of built-in drawers, wardrobes and dressing table and the eaves provide additional storage space. The en suite shower room has a luxurious, spacious feel with a Velux window ensuring ample natural light.

Externally, to the side of the property, there is ample private parking where a side access gate opens to the rear garden which is mainly laid to lawn. For the keen gardener, allotments are available only a short walk from the property, together with a large green space for exercise.

Accommodation

Ground Floor

Entrance Hall

Accessed via partially glazed front door with stairs rising to the first floor, understairs storage space.

Kitchen/Dining Room

With front aspect bay window, radiator, range of floor and wall mounted units having wood effect worktops and upstands incorporating 1½ bowl stainless steel sink with mixer tap, integrated appliances include AEG dishwasher, AEG double oven, AEG fridge/freezer, AEG stainless steel gas hob with stainless steel splashback and extractor fan over, washer/dryer, water softener, wood effect flooring, downlighting.

Cloakroom

With front aspect window, wood effect flooring, radiator, WC, wash hand basin having tiled splashback and mixer tap, extractor fan, downlighting.

Sitting Room

With rear aspect French doors leading to the garden room, wood effect flooring, downlighting.

Garden Room

With wood effect flooring, electric heating, 2 set of sliding doors to the garden, side aspect windows, 2 sky light windows,

First Floor

Landing

With airing cupboard housing hot water tank and shelving, large storage cupboard, stairs rising to second floor.

Family Bathroom

With front aspect window, wood effect flooring, WC, wash hand basin having mixer tap, bath with Mira shower over, partially tiled walls, ladder style radiator, shaver point, extractor fan, downlighting.

Bedroom 2

With front aspect views towards Salisbury Plain, downlighting, recessed area ideal for storage.

Bedroom 3

With rear aspect windows overlooking the garden, radiator, downlighting, recessed area with hanging rail and shelving, downlighting.

Bedroom 4/Study

With Rear aspect window, downlighting.

Second Floor

Bedroom 1

A spacious room with dual aspect to front and rear, dressing area with built-in wardrobes and drawers, eaves storage, door to:-



En Suite

With velux window, WC, wash hand basin, walk-in shower cubicle with glazed sliding doors and wall mounted Mira shower, partially tiled walls, ladder style radiator, downlighting, shaver point, extractor fan.

Externally

Garden and Parking

To the side of the property there is ample private parking where a side access gate opens to the rear garden which is currently laid to artificial grass and recently landscaped with low walling and steps leading from the conservatory. For the keen gardener, allotments are available only a short walk from the property together with a large green space for walking.