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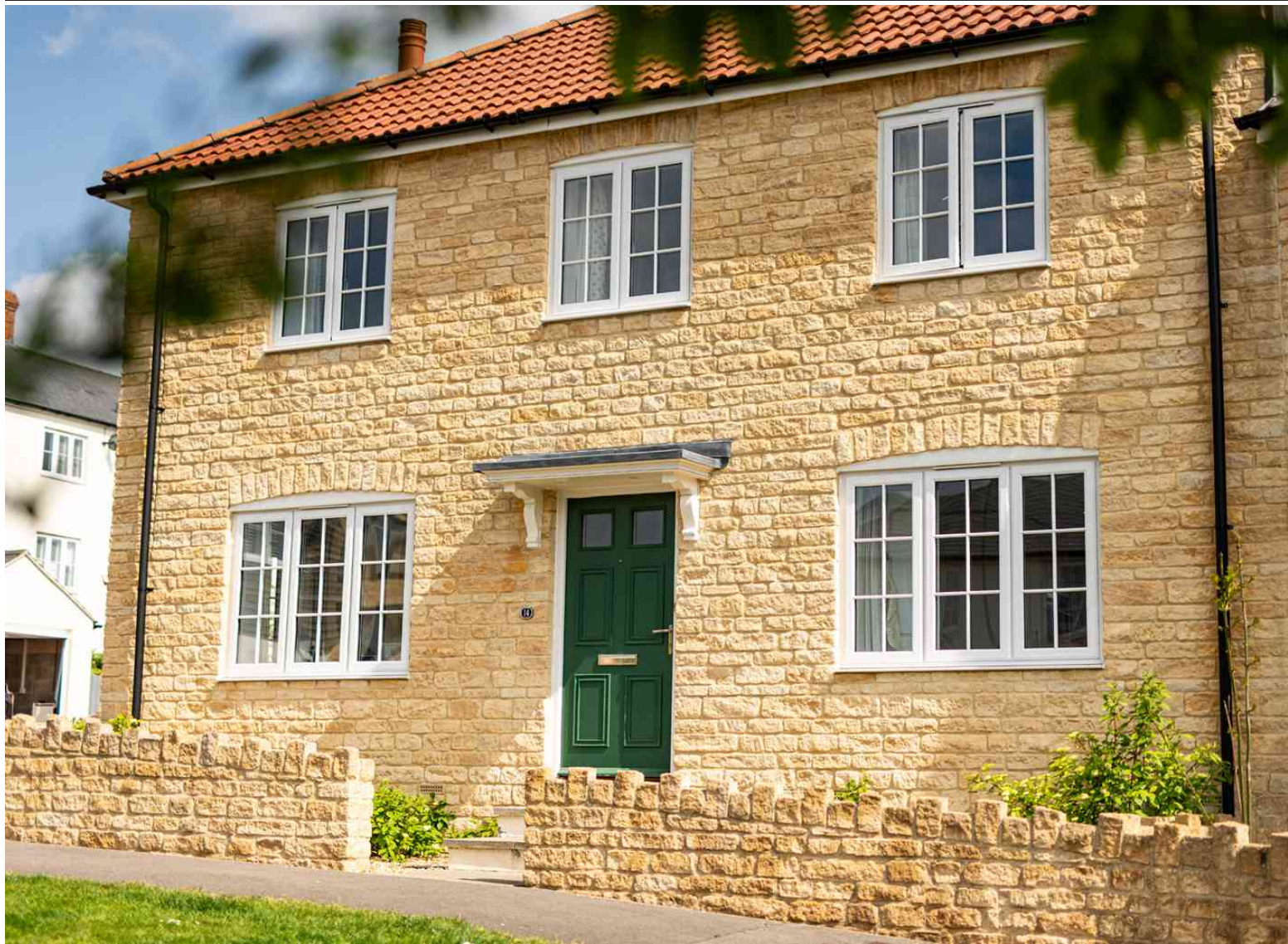
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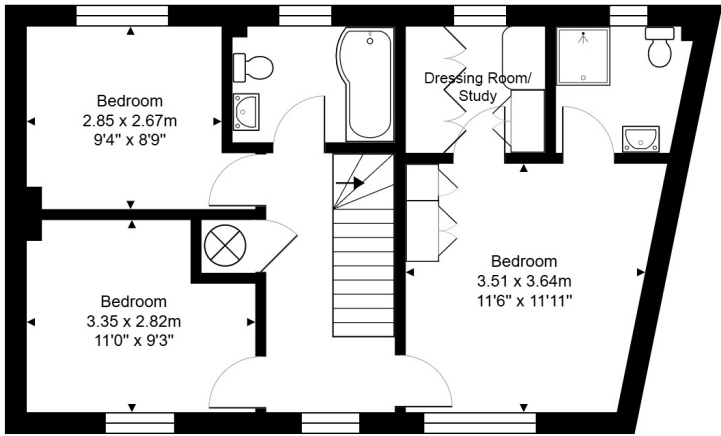
Bath & Bradford on Avon

Residential Sales

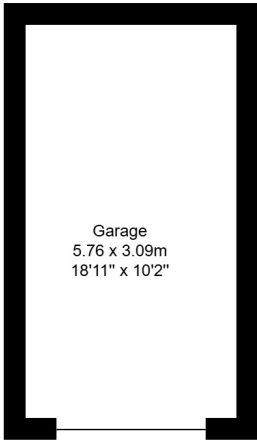


14 Niblett Street, Bradford on Avon

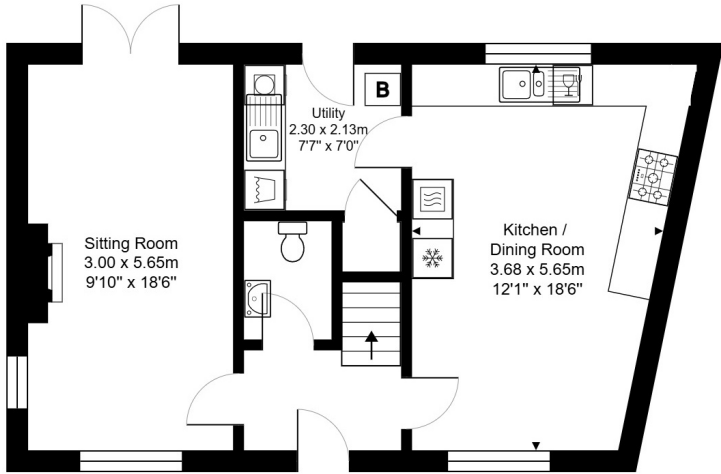




First Floor
Area: 52.1 m² ... 561 ft²



Garage (Not actual location)
Area: 17.8 m² ... 191 ft²



Ground Floor
Area: 52.1 m² ... 561 ft²

Total Area: 104.2 m² ... 1121 ft² (excluding garage)

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.
www.inovusproperty.co.uk

14 Niblett Street
Bradford on Avon
BA15 1GA

This beautifully presented 3 bedroom semi detached home offers generous living space and contemporary comfort, situated in the popular Kingston Farm development on the outskirts of the town.

Tenure: Freehold

£625,000

Situation

Situated on the eastern fringes of the town, the Kingston Farm development was built in 2019. The property benefits from countryside walks almost from the doorstep, whilst only being approximately 12 minutes walk of 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 – £3,128.82

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Description

Built in 2019 by the renowned developer CG Fry, this exceptional home is nestled within the sought after Kingston Farm development, offering light filled, thoughtfully designed accommodation arranged over 2 floors.

The ground floor features a stylish triple aspect living room with French doors opening onto the rear garden and a contemporary fireplace that adds a warm, inviting touch. Off the hallway there is a spacious, well appointed kitchen/dining room fitted with sleek modern appliances and Silestone worktops, perfect for both everyday living and entertaining. A convenient cloakroom and useful utility completes the ground floor accommodation.

Upstairs, the first floor offers 3 generously sized double bedrooms with the principal bedroom benefitting from an ensuite shower room and a dressing room (which is currently used as a home office). There are a range of built-in cupboards in both the bedroom and dressing room. A well appointed, luxury family bathroom serves the remaining bedrooms.

Outside, the property enjoys a larger than average rear garden for a home of its type, providing an excellent space for outdoor relaxation or entertaining. Gated rear access leads directly to a driveway offering convenient off street parking for one vehicle. The property also has a single garage which is leasehold.

Accommodation

Ground Floor

Entrance Hall

Accessed via partially glazed front door with tiled flooring, radiator, stairs rising to first floor.

Cloakroom

With tiled flooring and partially tiled walls, WC, wash hand basin, radiator.

Living Room

Being triple aspect with windows to front and side and French doors leading to rear garden, radiators, stone fireplace with inset gas fire.

Kitchen/Dining Room

With tiled flooring, dual aspect windows to front and rear, radiators, range of floor and wall mounted units having Silestone worktops incorporating stainless steel sink with mixer tap, 5 ring gas hob with extractor over, integrated appliances include fridge/freezer, dishwasher, eye-level oven and microwave/grill.

Utility

With tiled flooring, door to rear garden, space and plumbing for washing machine, Silestone worktop incorporation stainless steel sink with storage below, radiator, gas fired boiler providing domestic hot water and central heating, understairs cupboard.

First Floor

Landing

With front aspect window, access to loft space, radiator, airing cupboard.

Bedroom 1

With front aspect window, built-in wardrobes, radiator, door to:-

Dressing Room

With built-in wardrobes, rear aspect window, radiator, built-in desk, currently used as an office.

En suite

With tiled flooring, partially tiled walls, heated towel rail, rear aspect window, walk-in glazed shower cubicle, WC, wash hand basin.

Bedroom 2

With front aspect window, radiator.

Bedroom 3

With rear aspect window, radiator.

Bathroom

With tiled flooring, partially tiled walls, rear aspect window, WC, wash hand basin, bath with wall mounted shower and glazed shower screen.

Externally

Garden, Garage and Parking

To the front of the property, a low stone wall retains an easily to maintain area with mature planting and steps leading up to the front door.

The rear garden is well enclosed by stone walling and close board fencing offering a good degree of privacy. It is predominantly laid to lawn with an area of paved patio, various shrubs and trees and a rear gate leading to the driveway providing off street parking for 1 vehicle. The property also benefits from a leasehold, single garage.

