



35 Benjamin Street Bradford-on-Avon BA15 1FW

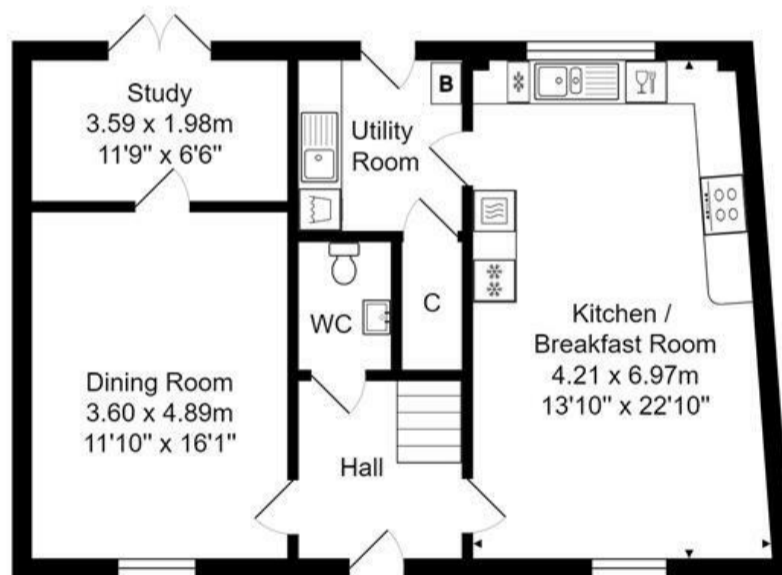
An attractive double fronted property in immaculate condition throughout, arranged over three floors with versatile living space throughout and 4 generous double bedrooms.

Property Features

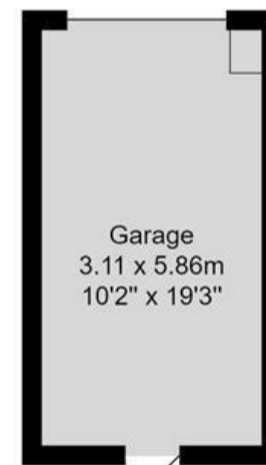
- Wonderful 4 double bedroom property
- Immaculate condition throughout
- Spacious, open plan kitchen/diner
- 3 flexible reception rooms
- Ensuite facilities
- Garage and parking
- Glorious countryside views

Tenure: Freehold

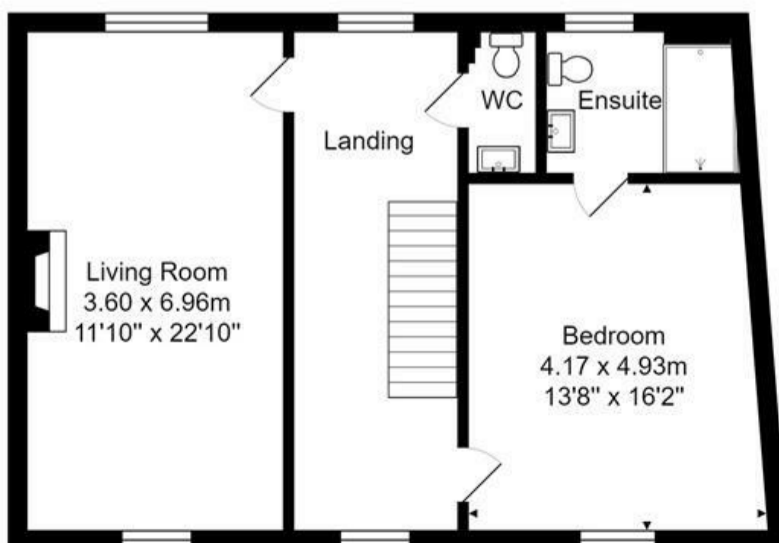
£850,000



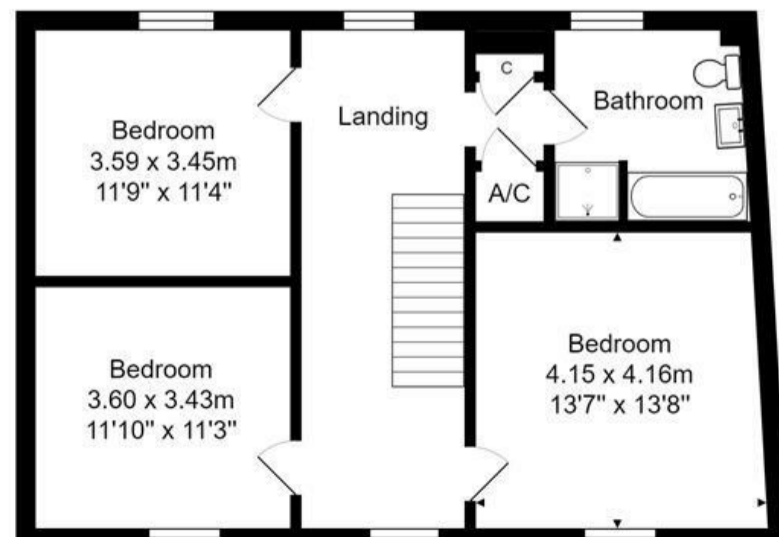
Ground Floor
Area: 71.0 m² ... 764 ft²



Garage
Area: 18.2 m² ... 196 ft²



First Floor
Area: 71.0 m² ... 764 ft²



Second Floor
Area: 71.0 m² ... 764 ft²

Total Area: 213.0 m² ... 2293 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Accommodation

Ground Floor

Entrance Hall

Accessed via partially glazed panelled front door with stairs rising to first floor having oak banister, radiator, Karndean flooring.

Cloakroom

With WC, wash hand basin having mixer tap, tiled flooring, partially tiled walls, radiator.

Kitchen/Dining Room

Being dual aspect with arched window to the front having plantation shutters and enjoying countryside views and window to rear overlooking the garden, radiators, tiled flooring, range of cream floor and wall mounted units having granite work surfaces incorporating, 1½ bowl stainless steel sink with mixer tap and drainer, granite splashbacks, integrated appliances including dishwasher, AEG induction hob with AEG extractor over, AEG double oven and microwave, AEG fridge/freezer, wine cooler, led plinth lighting, downlighting, door to:-

Utility Room

With tiled flooring, range of floor and wall mounted units having granite worksurface incorporating single bowl sink stainless steel sink, space and plumbing for washing machine, space for tumble dryer, understairs cupboard housing comms and storage space, radiator, Valiant gas fired combi boiler providing domestic hot water and central heating, partially glazed door to rear garden.

Dining Room

With front aspect arched window having plantation shutters and enjoying countryside views, radiator and door to:-

Study

With radiator, rear aspect French doors to garden.

First Floor

Landing

Being dual aspect to front with plantation shutters and rear, radiator, stairs having oak banister rising to second floor.

Sitting Room

Being dual aspect to front with fabulous views across open countryside and to rear, radiators, granite fireplace having inset gas effect fire.

Cloakroom

With WC, wash hand basin having, mixer, tiled flooring, partially tiled walls, radiator, and an attractive shaker style cabinet.

Bedroom 1

With front aspect window having plantation shutters and enjoying countryside views, door to:-

En Suite Shower

With WC, wash hand basin, double width walk-in shower having curved glazed screen and being fully tiled, obscure glazed rear aspect window, chrome ladder style radiator.

Second Floor

Landing

Being dual aspect to front and rear, airing cupboard housing hot water cylinder and slatted shelving, access to loft space.

Bedroom 4 (Currently used as a Dressing Room)

With rear aspect window, radiator, built-in storage/hanging space.

Family Bathroom

With WC, wash hand basin, bath, separate shower with glazed folding doors, rain forest style shower head and traditional handheld shower, obscure glazed rear aspect glazed window, tiled flooring, fully tiled walls, chrome ladder style radiator.

Bedroom 2

With front aspect window having plantation shutters and enjoying fine countryside views, radiator.

Bedroom 3

With front aspect window having plantation shutters and enjoying countryside views, radiator.

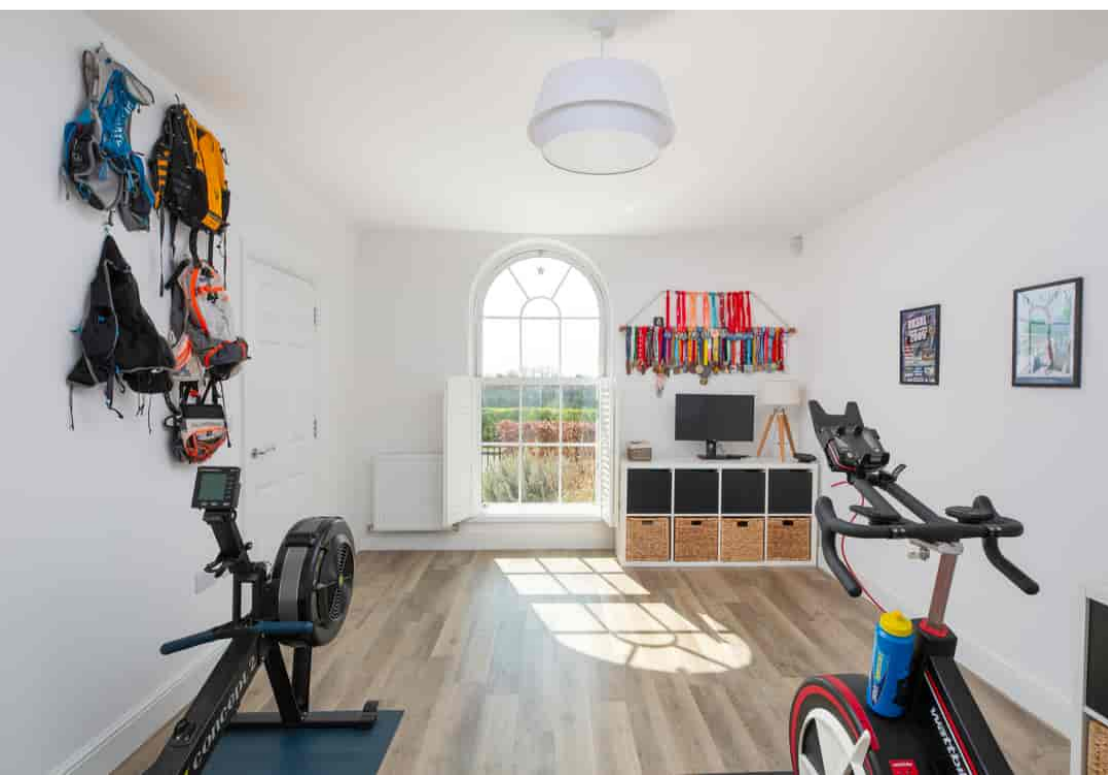
Externally

Garden, Garage and Parking

To the front of the property, an attractive beach hedge with traditional wrought iron railings enclose the garden with level lawn, flowerbeds and a footpath that leads to the front door.

To the rear of the property, the garden is well enclosed by 6' fencing and predominantly laid to level lawn with mature plants and shrubs, paved patio area and path leading to the rear gate giving access to the single garage and parking space.

The leasehold garage set within a coach house style building and benefits from an up and over electric door, shelving, power and lighting.



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 10 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, and a mainline railway station providing direct access to the cities of Bath (12 mins) and Bristol (31 mins). There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of. Excellent schools in Bath are also easily accessible. The town benefits from easy access to many countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal.

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

35 Benjamin Street is an attractive double fronted town house built in 2019 by the renowned C G Fry Ltd., the developer of Poundbury, Dorset.

The property is light and airy throughout with immaculately presented accommodation and the elevated position provides delightful, far reaching views across open countryside from all front aspect windows.

The ground floor accommodation offers a spacious, open plan kitchen/diner with a range of contemporary units and built-in appliances, a door leads through to the utility room having ample storage and a door to the rear garden. There are 2 versatile reception rooms, the rear aspect of the two having French doors also leading onto the garden.

The first floor landing is particularly light due to being dual aspect to the front and rear, as does the formal sitting room with a granite fireplace housing a gas effect fire which is also situated on this level, along with Bedroom 1 which benefits from a superb en suite.

The second floor provides 3 further double bedrooms and a luxurious family bathroom.

Externally, there is a private, level garden to the rear with a gate leading to the parking area and the single garage which is incorporated within a "coach house" style building.

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 G – £3,376

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