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Residential Sales



## 20 Kingsfield Leaze, Bradford-on-Avon, BA15 1GH

An attractive detached property presented in immaculate condition throughout with benefits including; driveway parking, single garage and private south facing garden. Offered with no onward chain.

Tenure: Freehold

£495,000



# 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.

# Description

**Ground Floor Entrance Hall** accessed via partially glazed front door with glazed side panel, laminated flooring, radiator, stairs rising to first floor.

**Cloakroom** with WC, wash hand basin having mixer tap, radiator, front aspect window, tiled window cill, laminated flooring, understairs cupboard housing electrical consumer box and offering good storage space.

**Sitting Room** with front aspect window, radiator.

**Kitchen/Dining Room** with a range of floor and wall mounted units having work surface areas incorporating stainless steel 1½ bowl sink and drainer, integrated appliances include fridge/freezer, dishwasher, washing machine, AEG double oven, gas hob having AEG extractor over and stainless steel splashback, downlighting, cupboard housing gas fired ideal boiler providing domestic hot water and central heating, space and plumbing for washing machine, radiator, French doors leading to the rear garden.

**First Floor Landing** with access to loft space, airing cupboard having slatted shelves.

**Bedroom 1** with rear aspect window, sliding door double wardrobes, door to:-

**En Suite** With fully tiled shower cubicle with sliding doors, rain forest style showerhead and hand held attachment, wash hand basin with mixer tap, WC, ladder style radiator, partially tiled walls, downlighting, shelving, shaving point, tiled flooring.

**Bedroom 2** with rear aspect window, radiator.

**Bedroom 3** with front aspect window, radiator.

**Bathroom** with WC, wash hand basin having mixer tap, bath, partially tiled walls, front aspect obscure glazed window, ladder style radiator, tiled flooring, downlighting.

**Externally** the property benefits from a private driveway offering off street parking for approximately 3 vehicles and leading to a detached single garage with up and over door. A gate leads into the rear, near south facing garden which is predominantly laid to level lawn with a delightful patio area and raised beds planted with a variety of mature shrubs.

# Key Features

- Detached 3 bedroom property
- En suite facilities
- South facing garden
- Garage and off street parking
- Open plan kitchen/diner
- No onward chain

# Floor Plan

