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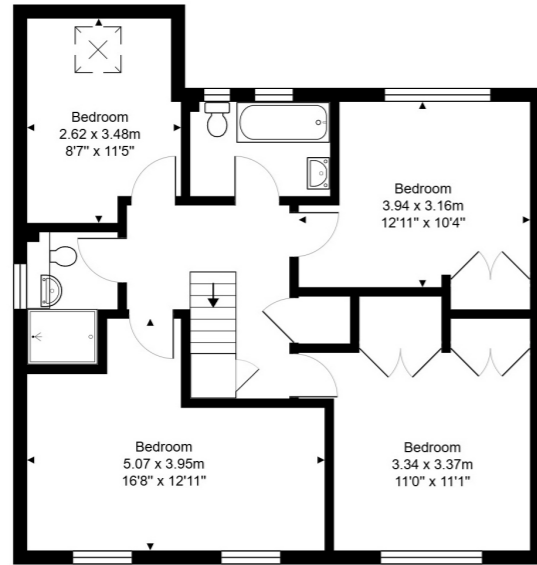
Bath & Bradford on Avon

Residential Sales

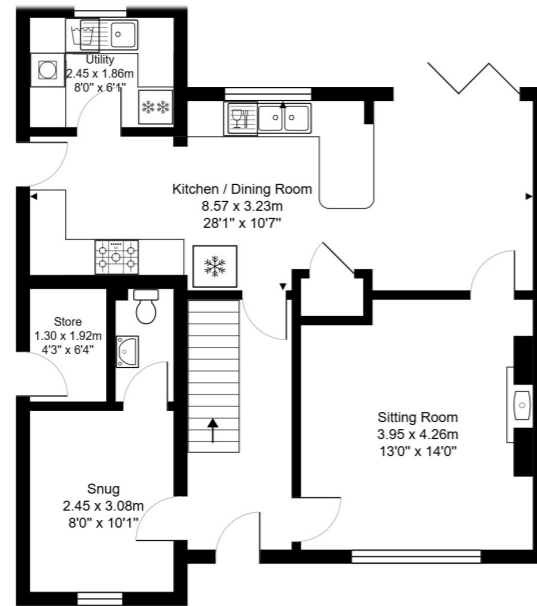


27 Broomground, Winsley





First Floor  
Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup>



Ground Floor  
Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

Total Area: 139.8 m<sup>2</sup> ... 1504 ft<sup>2</sup>

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.  
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## 27 Broomground Winsley BA15 2JX

Situated in the ever popular village of Winsley, an immaculately presented 4 bedroom semi detached property with driveway parking and private southeast facing garden.

Tenure: Freehold

Offers in Excess of  
**£500,000**



## Situation

The village of Winsley is a most sought after location, lying just half a mile from the outskirts of Bradford on Avon. The village boasts many amenities including The Seven Stars Public House, Hartley Farm shop and café and Winsley Health Centre. There is also a primary school and a pre-school.

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, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Lurance 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.

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## 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 D – £2192.40

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## Description

Ideally situated in the highly sought-after village of Winsley, this 4 bedroom semi detached home offers the perfect blend of modern living and practicality. Having been extended and with immaculate presentation throughout, this property is ready to move into and is offered with no onward chain.

Upon entering, you'll find a welcoming snug/study to the left, ideal for quiet work or relaxation and a spacious family room to the right, featuring a charming wood burner that adds warmth and character. At the heart of the home, the kitchen/dining room stretches across the back of the property, offering a modern Howdens kitchen with a generous range of floor and wall mounted units, providing both style and ample storage. The open-plan space is filled with natural light and complemented by a handy utility room. Bi-fold doors open out to the patio, seamlessly connecting the indoor and outdoor living spaces.

Upstairs, you'll find 4 well-sized double bedrooms, all bright and airy, providing plenty of room for family life. There are also two contemporary family bathrooms and additional built-in storage offering a practical solution for everyday living.

The rear garden is newly fenced for privacy and offers a peaceful, low-maintenance space, ideal for outdoor dining or relaxation. A storage shed provides extra space for garden tools and equipment. The front garden is well-kept, and there is off-road parking for up to three cars, including the added convenience of an electric vehicle charging point.

This is a beautifully presented, practical family home in a highly desirable location, offering all the space and modern comforts your family needs.

## Accommodation

### Ground Floor

#### Hallway

Accessed via front door with engineered oak flooring, wall mounted radiator.

#### Snug/Study

With engineered oak flooring, front aspect window, radiator.

#### Cloakroom

With Tiled flooring, WC, wash hand basin, wall mounted radiator

#### Living Room

With front aspect window, engineered oak flooring, radiator, woodburner with stone surround, door leading to:-

#### Dining Room

With tiled flooring, radiator, bi-fold doors to patio, open plan to:-

#### Kitchen

With tiled flooring, Howdens kitchen comprising a range of floor and wall mounted units, Belfast sink, Stoves gas hob with extractor over and oven below, tiled flooring, rear aspect window, storage cupboard, partially glazed door to hallway, radiator, oak door to:-

#### Utility

With a range of floor and wall mounted units, space and plumbing for white goods, rear aspect window, tiled flooring.

## First Floor

#### Landing

With engineered oak flooring, access to loft space, 2 airing cupboards.

#### Bedroom 1

A double bedroom with engineered oak flooring, front aspect window, radiator, 2 built-in storage cupboards.

#### Bedroom 2

A double bedroom with engineered oak flooring, 2 front aspect windows, radiator.

#### Bathroom

With bath having shower over, WC, wash hand basin, wall mounted storage units, rear aspect frosted window, heated towel rail.

#### Bedroom 3

A double bedroom with engineered oak flooring, rear aspect window, built-in storage, radiator.

#### Bedroom 4

A double bedroom with engineered oak flooring, rear aspect Velux window, radiator.

#### Shower Room

With tiled flooring, double width shower, WC, wash hand basin, heated towel rail, side aspect frosted window, wall mounted storage unit.

## Externally

#### Garden and Parking

To the front of the property there is an area of level lawned garden and a brick block paved driveway providing off street parking for 3 vehicles, complete with EV charging point.

The garden to the rear of the property is south east facing and well enclosed offering a good degree of privacy.