



105 BRADFORD LEIGH, BRADFORD ON AVON, WILTSHIRE, BA15 2RW

GUIDE PRICE £425,000

- **DETACHED BUNGALOW WITH CONSERVATORY**
- **FLEXIBLE ACCOMMODATION INCLUDING FOUR BEDROOMS**
- **LARGE GARDEN OVERLOOKING COUNTRYSIDE**
- **TUCKED AWAY RURAL POSITION**
- **OFF ROAD PARKING AND LARGE GARAGE**
- **KITCHEN/DINER**
- **WOOD BURNING STOVE**
- **EPC RATING E**



Tucked away in a rural setting this superb four bed detached bungalow boasts fantastic countryside views from a large rear garden perfect for children, garden parties and the green fingered buyers out there. Within a short drive of Bradford on Avon and all its amenities this home provides spacious and flexible accommodation which would particularly suit families or those looking for a property to retire into.

Once inside you will discover kitchen/diner, perfect for family life, spacious lounge with wood burner, conservatory opening onto the garden, four double bedrooms, cloakroom with W/C and a shower room. To the front practical off road parking, alongside the garden, leads to the longer than average garage and to the back a good sized rear garden overlooks fields and on a sunny clear day the White Horse at Westbury. One not to be missed early viewing is highly recommended.

The property is situated on the outskirts of the Bath side of Bradford on Avon offering access to the town centre with its independent shops, public houses, library and swimming pool. The railway station also provides direct services to Bath, Bristol, Salisbury and London Waterloo.

DIRECTIONS

From the centre of Bradford on Avon proceed up Market Street and into Masons Lane. At the roundabout at the top of the hill turn right onto Mount Pleasant. At the next mini roundabout turn left onto Sladesbrook and the continue straight on. At the traffic lights continue straight ahead before turning right at the Plough pub. The property will be found on the right hand side in a cul de sac of four properties.

ACCOMMODATION

PORCH

Enclosed. Meter cupboard. Light.

KITCHEN/DINER

18' 0" x 11' 9" (5.49m x 3.58m) One double glazed window. Part tiling to walls. Twin bowl inset sink unit with cupboard under. Range of base units with cupboards and drawers. Range of wall units. Worktops. Breakfast bar. Plumbed for washing machine. Cooker hood. Electric oven. Tiled floor. Parquet flooring in the dining area. Radiator. Power points.

LOUNGE

23' 0" (7.01m) narrowing to 10' 11" (3.33m) x 11' 3" (3.43m) narrowing to 7' 10" (2.39m) One Velux window. Fireplace with wood burner. Wall lights. T.V. point. Phone point. Radiator. Power points. French doors to the conservatory.

CONSERVATORY

12' 1" x 8' 9" (3.68m x 2.67m) Half glazed. Tiled floor. Power points.

INTERNAL HALLWAY

Airing cupboard with oil-fired boiler. Loft access.

BEDROOM ONE

11' 11" x 10' 7" (3.63m x 3.23m) Double glazed window. Range of fitted wardrobes. Radiator. Power points.

BEDROOM TWO

11' 5" x 8' 4" (3.48m x 2.54m) One double glazed window. Built-in wardrobes and cupboards. Radiator. Power points.

BEDROOM THREE

9' 5" x 7' 11" (2.87m x 2.41m) One double glazed window. Radiator. Power points.

BEDROOM FOUR

11' 4" x 9' 11" (3.45m x 3.02m) One double glazed window. Built-in cupboards. Radiator. Power points.

SHOWER ROOM

6' 3" x 6' 1" (1.91m x 1.85m) One double glazed obscured window. Hand basin with mixer unit. Shower cubicle. Low level W.C. Tiled walls. Radiator. Extractor fan.

SEPARATE W.C.

One double glazed obscured window. Low level W.C. Hand basin. Heated towel rail. Part tiling to walls. Meter cupboard.

OUTSIDE

GARAGE/PARKING

Up and over door. Personal door. Light points. Power points.

GARDENS

FRONT GARDEN

Laid to lawns, flower beds and borders, trees and shrubs.

REAR GARDEN

Laid to lawns, flower beds and borders, trees and shrubs. Patios. Gated access. External tap.

COUNCIL TAX AND LOCAL AUTHORITY

Band E* - For further information please contact Wiltshire Council on 0300 456 0100. *Bandings for properties altered/extended since 1st April 1993 could be subject to review.

EPC RATING E

PATIO



KITCHEN AREA



DINING AREA



LOUNGE



DINING AREA



BEDROOM



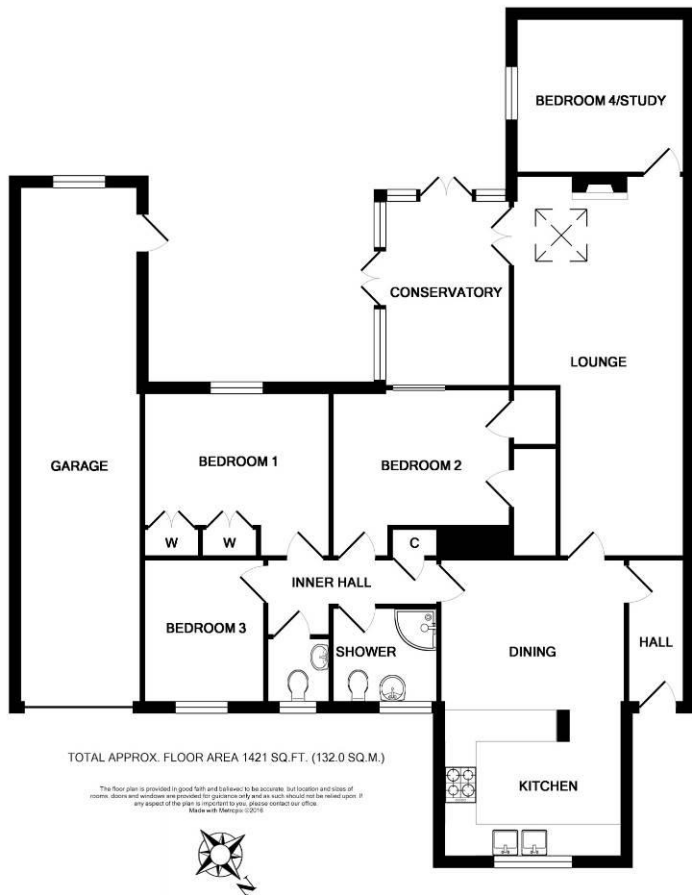
BEDROOM



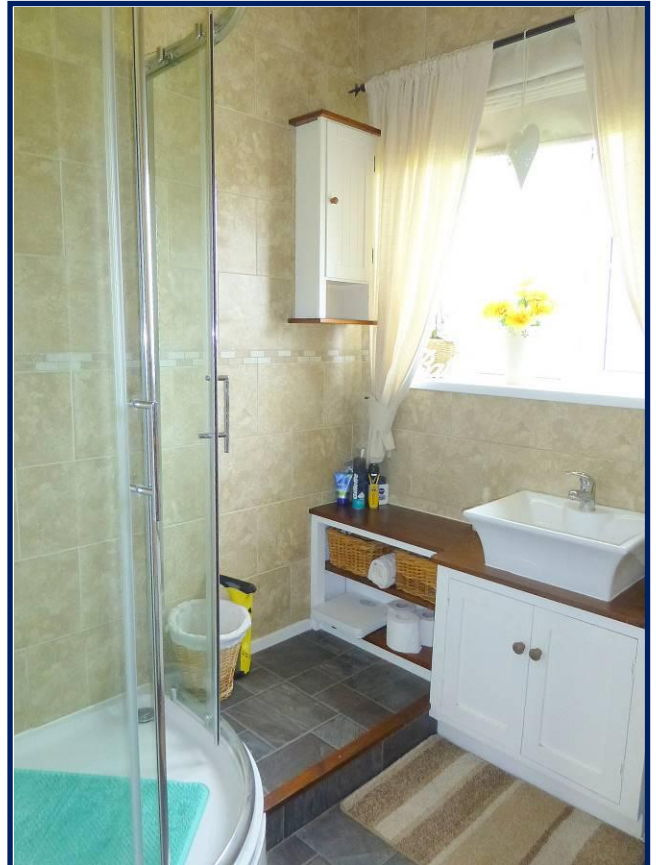
WOOD BURNER



FRONT ELEVATION



SHOWER ROOM



NB. NOT DRAWN TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

Note: Money Laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.



GARDEN VIEW



GARDEN



Viewing by appointment with the agents:-
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