



JEREMY JENKINS

ESTATE AGENT

1 Orchard Gardens, Bradford-on-Avon, BA15 1BN.

Guide price: £800,000

Superb central location hidden away from the hustle of the town. A rarely available select development of fine detached homes.

We find a welcoming entrance hall leading to all the ground floor accommodation. The sitting room is dual aspect with French windows leading out onto the south facing garden; it also has a fireplace and bay window. The study or “snug” is a good size and overlooks the garden as does the lengthy kitchen dining room which has an adjoining utility room. The dining room is at the front of the house. Lastly there is a cloakroom. Upstairs is a well-proportioned landing leading to four double bedrooms. Two of these have ensuite shower rooms and there is a family bathroom. This is an excellent property in a sought after setting.

Externally we find an attractive south facing garden with a patio seating outside the French windows. The front and rear gardens are mostly laid to lawn with attractive hedgerow boundaries. There is driveway parking in front of the detached double garage.

Orchard Gardens is surprisingly central with good access to the town centre's excellent amenities and transport links. Bradford-on-Avon boasts good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The nearby railway station offers a picturesque ride to Georgian Bath's city centre for high street shopping, masses of restaurants, tourist attractions, entertainment and night life.

- Superbly located detached house
- Kitchen breakfast room, cloaks & utility
- Four double bedrooms, three bathrooms
- Pretty south facing rear garden
- Three reception rooms
- Double garage, driveway parking
- NO CHAIN**
- EPC - D**





Excellent central location

*Well proportioned &
comfortable accommodation*

*Lovely gardens &
Double garage*

