



JEREMY JENKINS

ESTATE AGENT

4 Barn Piece, Bradford-on-Avon, BA15 1XB.

Price: £625,000

Extended detached home in a cul de sac location. Four bedrooms, large dressing room, two bathrooms, two receptions & kitchen breakfast room. Lovely established gardens. Two garages & ample driveway parking.

The extension on this house adds a welcome extra dimension to this already well-proportioned family home. The ground floor offers a lengthy dual aspect living room with fireplace & patio doors to the pretty gardens. The kitchen breakfast room is sociably large & looks onto the gardens too. Adjoining this kitchen is the dining room with a floor to ceiling feature window. The kitchen has an internal door to one of the two garages which is presently used as walk-in larder & store. Lastly, we find a cloak room & rear lobby to the garden. The first floor has four double bedrooms. The largest two are at the front of the house with a third at the rear; these share the family bathroom & all have wardrobes. The fourth is a big surprise. It is approached through a large dressing room with wardrobe & sports another built in wardrobe. The ensuite is on the generous side with shower cubicle, basin & WC. There is a lot of living space on offer here – essential viewing material.

Externally there is an enclosed rear garden which has clearly been lovingly curated over the years. There are various patio seating areas, lawn & planted beds; plenty to occupy the green fingered homeowner. To the front is ample driveway parking in front of the two garages.

Bradford-on-Avon has enviable market town amenities a level walk away including; nearby Sainsburys, good schools, doctor & dentist, swimming pool, sports fields, library, Music Centre, many places to eat & drink, shops, boutiques & of course canal. River & country walks. The railway station offers a picturesque ride to Bath & Bristol city centres for high street shopping, entertainment & night life. **EPC - D**

- Extended detached home
- Four bedrooms & two bathrooms
- Open plan kitchen breakfast room
- Sitting room & separate dining room
- Attractively landscaped gardens
- Two garages & ample driveway parking





*Extended family home
in a sought-after spot*

*Pretty landscaped
gardens*

*Two garages & stacks
of parking*

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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