



7 Benjamin St, Kingston Farm, Bradford-on-Avon, BA15 1FW.

£495,000

A handsome modern home with comfortable accommodation, garden & double garage. All virtually brand spanking new!

The ground floor accommodation has a welcoming entrance hall leading to the sitting room which is dual aspect with fireplace and French windows leading to the rear garden. Similarly, the modern fitted kitchen dining room is also dual aspect and has an adjoining utility room with access to the garden too. There is also a cloak room. On the first floor the landing is well proportioned offering a central, light space linking the three double bedrooms. The master bedroom has an ensuite whilst the other two share the family bathroom. The rearmost double bedroom is presently used as a home office and looks over the enclosed rear garden.

Externally is a lawned garden with attractive red brick wall providing a backdrop. There is a patio seating area immediately outside the French windows leading from the sitting room. A short flight of steps leads to the double garage and parking space at the rear of the house. As the pictures will attest the garden "gets the sun" and planting of trees and shrubs has begun.

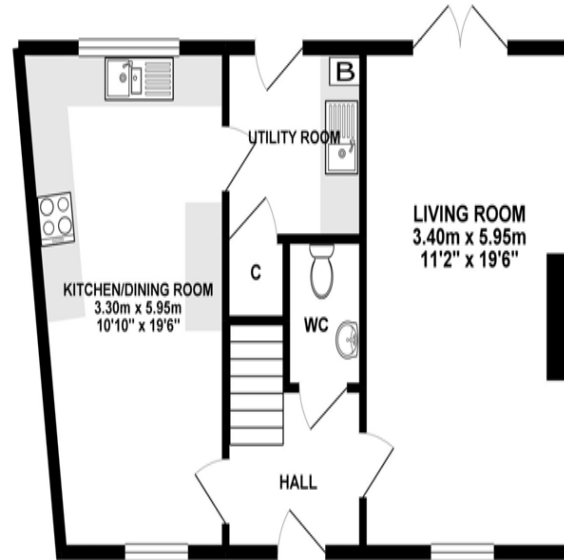
Bradford-on-Avon boasts good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The nearby railway station offers a picturesque ride to Georgian Bath's city centre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

- Handsome modern home
 - Dual aspect sitting room
 - Three double bedrooms, master ensuite
 - Attractive garden with lawn & patio
 - Lovely kitchen diner, utility & cloakroom
 - Double garage & parking
- EPC - B**





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Comfortable modern home

