



  
**JEREMY JENKINS**  
ESTATE AGENT

# 15 Piplar Ground, Bradford-on-Avon, BA15 1XF.

**£510,000.**

A well presented home on a cul-de-sac in ever popular Southway Park. Comfortable, smartly presented accommodation.

We find a welcoming entrance hall which leads through to the kitchen dining room; a sociable space and surely the heart of the home. French windows lead to the garden. Part of the garage has been cleverly converted to a utility & cloak room leaving the truncated garage as a fine store. The lengthy sitting room leads to the conservatory which looks over the garden, patio & decking. The first floor has four bedrooms, all with built in wardrobes. We also find a family bathroom & separate shower room as well. The house is well presented throughout offering comfortably proportioned accommodation for all the family & a few more if needed!

Externally there are lawned gardens to both front and rear. The back garden is enclosed and level with a useful gate onto the sports field behind; great for lively children & dog owners. There is a patio seating area and deck for enjoying the afternoon and evening sunshine plus a handy store shed and side access to the front of the house. Essential family viewing material.

Bradford-on-Avon offers enviable market town amenities a short walk away including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques. Within a level walk of the house we come across Sainsburys, good pubs and of course canal, river and country walks. The railway station offers a picturesque ride to Bath city centre for high street shopping, entertainment and night life.

- Detached family home
- Kitchen diner & utility room
- Four bedrooms & two bathrooms
- Enclosed level garden
- Lengthy sitting room & conservatory
- Driveway parking & garage/store **EPC - C**





*Popular location on the  
south side of town*

*Four bedrooms &  
two bathrooms*

*Attractive receptions,  
garden & parking*

