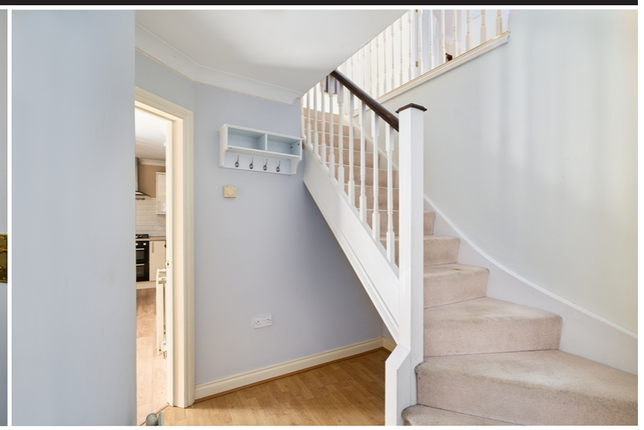
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Residential Sales



Baileys Barn, Bradford on Avon

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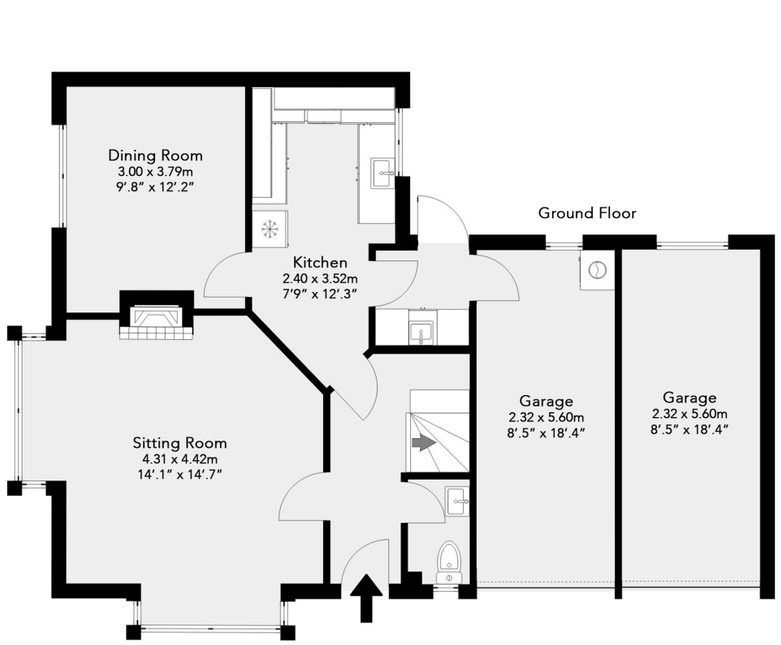






Floor Plan

3 Baileys Barn, Brad on Avon, BA15 1BW



Total Floor Area
(incl Garage approx)
155 Sqm
1668 Sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate repesentation neither by vendor nor their agent.

COBB FARR
Bath & Bradford on Avon

3 Baileys Barn
Bradford on Avon
BA15 1BW

Situated close to the Kennet & Canal, a generous 4 bedroom semi detached property with the benefit of driveway parking, double garage and private rear garden.

Tenure: Freehold

Guide Price

£550,000

Situation

Baileys Barn is situated on the southern fringes of the town, close to the Kennet & Avon canal and open countryside.

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol and London. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

Description

A spacious 4 bedroom semi- offering generous accommodation arranged over two floors.

The property is approached via a tarmac driveway providing parking for 2 vehicles and leading to an integral double garage, while the attractive front garden is mainly laid to lawn and complemented by mature shrubs and paved pathways.

Internally, the dual aspect sitting room is a particularly attractive with box bay windows allowing light to flood in and a stone fireplace with inset gas fire. The kitchen is fitted with a range of cream wall and floor mounted units with integrated appliances and access to a separate utility room and the dining room.

On the first floor are 4 generous bedrooms and the family bathroom. Bedroom 1 is dual aspect and benefits from a walk-in wardrobe and en-suite bathroom.

Externally, the garden is predominantly brick-block paved and features a grape-covered pergola, creating an attractive seating area.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band F - £ 3901.31

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Accommodation

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Ground Floor

Entrance Hall

With mat well, laminate wood effect flooring, radiator, stairs rising to first floor, doors to cloakroom, sitting room and kitchen, understairs storage area.

Sitting Room

Being dual aspect to front and side with box bay windows, 2 double panelled radiators, stone fireplace with inset gas fireplace.

Cloakroom

With low flush WC, pedestal wash hand basin, tiled splash black, front aspect obscure glazed window.

Kitchen

With a range of cream floor and wall mounted units with laminate work surface area single bowl incorporating composite sink and mixer tap, tiled splashback, built-in double oven, 4 ring gas hob, extractor and light over, side window aspect overlooking garden, cupboard housing gas fired Worcester boiler providing domestic hot water and central heating, built-in dishwasher, space for fridge/freezer, doors to dining room and:-

Utility Room

With floor mounted units having laminate worktop incorporating stainless steel single bowl sink with mixer tap and drainer, tiled splashback, space and plumbing for washing machine, radiator, door to integral garage, glazed rear door to garden.

Dining Room

With side aspect window, radiator.

First Floor

Landing

With airing cupboard housing hot water tank and slatted shelving, rear aspect window, access to loft space.

Bedroom 1

Being dual aspect to front and side with 4 windows creating a light and airy feel, 2 radiators, walk-in wardrobe with hanging rails, shelving, radiator and light.

En Suite Bathroom

With low flush WC, pedestal wash hand basin, panelled bath, shower cubicle with glazed door and wall mounted shower, partially tiled walls, radiator, front aspect obscure glazed window.

Bedroom 2

Being dual aspect to front and rear, 2 radiators.

Bedroom 3

With 2 side aspect windows, radiator.

Bedroom 4

With side aspect window, radiator.

Family Bathroom

With front aspect obscure glazed window, low flush WC, pedestal wash hand basin, panelled bath, shower cubicle with glazed door and wall mounted shower, partly tiled walls, radiator.

Externally

Garden, Garage and Parking

The property is approached via a tarmac driveway, providing parking for two vehicles and leading to the integral double garage with 2 “up and over” doors, power and lighting.

The garden to the front of the property is predominantly laid to level lawn with paved pathways running through and bordered by an array of mature shrubs.

The rear garden is brick block paved with a grape covered pergola and enclosed by wood fencing. A gate gives access to the front of the property.