



1 MOULTON DRIVE, BRADFORD ON AVON, WILTSHIRE, BA15 1UF

GUIDE PRICE £425,000

- DETACHED MODERN HOME, LOW MAINTENANCE
- ENCLOSED LEVEL GARDENS
- OFF-STREET PARKING & GARAGE
- WELL PRESENTED THROUGHOUT
- LESS THAN 1 MILE LEVEL WALK FROM TOWN
- BEAUTIFUL COUNTRYSIDE & CANAL WALKS NEARBY
- EASY ACCESS TO LOCAL SHOPS AND SCHOOLS
- EPC RATING D



A modern detached family home occupying a generous and level corner plot in a sought after development just a one mile level walk from the centre of town. Built at the turn of the century, this spacious and light property also benefits from a garage and ample off street parking for several vehicles, and features a fantastic South-West facing garden, which is level, enclosed, mainly laid to lawn, and benefits from an attractive area of decking perfect for outside entertaining. The rear garden measures approximately 70' x 35' and features an attractive array of shrubs, small trees and pretty flowers. The accommodation is arranged over two floors and offers a dual aspect sitting room kitchen dining room and conservatory, as well as a shower room and separate utility room on the ground floor. On the first floor you will find a light and airy landing which leads to four bedrooms (three doubles and one single), and the smartly presented family bathroom.

The town of Bradford on Avon offers a predominantly independent town centre with its shops, public houses, restaurants, library and swimming pool. The railway station also provides direct services to Bath, Bristol, Salisbury and London Waterloo. The Georgian City of Bath is located approximately 8 miles away and within easy striking distance are National Trust properties including the Courts Gardens and Great Chalfield Manor in Holt and Broughton Gifford. There is much glorious countryside in the vicinity – ideal for cycling and walking.

DIRECTIONS

From our office in the centre of Bradford-On-Avon proceed down Silver Street & over the roundabout towards the town bridge. Continue over the town bridge, through the next set of traffic lights, and at the next roundabout take the first exit onto St. Margarets Street. Continue along this road where you will join Trowbridge Road at the next junction. Follow this road for approximately 3/4 of a mile and head straight over the next roundabout (second exit) where you will shortly come across a right turning onto Moulton Drive. The property is found immediately on the left as soon as you make this turning. Access to the private off street parking spaces and garage can be found by continuing along Moulton Drive and taking the next left turn onto John Rennie Close. Drive to the end of this cul-de-sac and the parking will be found on the left.

ACCOMMODATION

GROUND FLOOR

PORCH

6' 7" x 2' 5" (2.01m x 0.74m)

Enclosed. External / internal light. External front door. Internal door to hallway.

ENTRANCE HALL

11' 7" x 5' 10" (3.53m x 1.78m)

Staircase with cupboard under. Phone point. Radiator. Power points.

SHOWER ROOM

5' 9" x 4' 7" (1.75m x 1.4m)

Double glazed window. Low level W.C. Hand basin. Shower cubicle. Tiling. Shaver point. Extractor fan. Radiator. Power points.

SITTING ROOM

17' 0" x 12' 0" (5.18m x 3.66m)

Two double glazed windows. Gas fireplace. T.V. point. Phone point. Radiator. Power points. Doors to hallway and conservatory.

CONSERVATORY

9' 9" x 8' 10" (2.97m x 2.69m)

Fully glazed with corrugated plastic roof. Tiled floor.

KITCHEN/DINER

20' 3" x 10' 5" (6.17m x 3.18m)

Two double glazed windows. Inset sink unit with cupboards and drawers. Wooden base units with cupboards and drawers. Brown wooden wall units. Laminated worktops. Plumbed for dishwasher. Gas hob. Cooker hood. Fitted gas oven. Cooker point. Gas point. Tiled floor. Radiator. Power points. Door to utility room and entrance hall.

UTILITY ROOM

8' 08" x 6' 10" (2.64m x 2.08m)

Double glazed window. Range of base units. Plumbed for washing machine and dishwasher. Vent for tumble dryer. Laminated worktops. Tiled floor. Radiator. Power points. Door to front garden.

FIRST FLOOR

LANDING

Double glazed window. Cupboard with hot water tank. Loft access and space for storage. Radiator. Power points.

BEDROOM ONE

12' 2" (3.71m) into cupboard x 10' 8" (3.25m)
Double glazed window. Range of built-in wardrobes.
T.V. point. Phone point. Radiator. Power points.

BEDROOM TWO

10' 7" (3.23m) x 10' 5" (3.18m) into cupboard
Double glazed window. Range of built-in wardrobes.
T.V. point. Phone point. Radiator. Power points.

BEDROOM THREE

9' 8" x 8' 5" (2.95m x 2.57m)
Double glazed window. Range of built-in cupboards.
Radiator. Power points.

BEDROOM FOUR

9' 0" x 6' 8" (2.74m x 2.03m)
Double glazed window. Radiator. Power points.

BATHROOM

6' 10" x 5' 9" (2.08m x 1.75m)
Double glazed window. Panelled bath with mixer unit
and shower over. Hand basin. Low level W.C. Tiled
walls. Heated towel rail. Shave point. Extractor fan.
Power points.

OUTSIDE

GARAGE/PARKING

18' 00" x 9' 00" (5.49m x 2.74m) approximately.
Single garage with and up and over door.
Detached from house. Off-street parking for a
minimum of two cars. Dropped kerb.

GARDENS

FRONT GARDEN

Laid to lawn, flower beds and borders, trees and
shrubs. Wall to side/front.

REAR GARDEN

70' 00" x 35' 00" (21.34m x 10.67m)
approximately. South-west facing. Laid to lawns,
flower beds and borders, trees and shrubs. Wall
to side/rear. Pedestrian gate. Raised area of
decking.

COUNCIL TAX AND LOCAL AUTHORITY

Band E* - For further information please
contact Wiltshire Council on 0300 456 0100.

*Bandings for properties altered/extended since
1st April 1993 could be subject to review.

EPC RATING D

DECKING



KITCHEN



DINING AREA



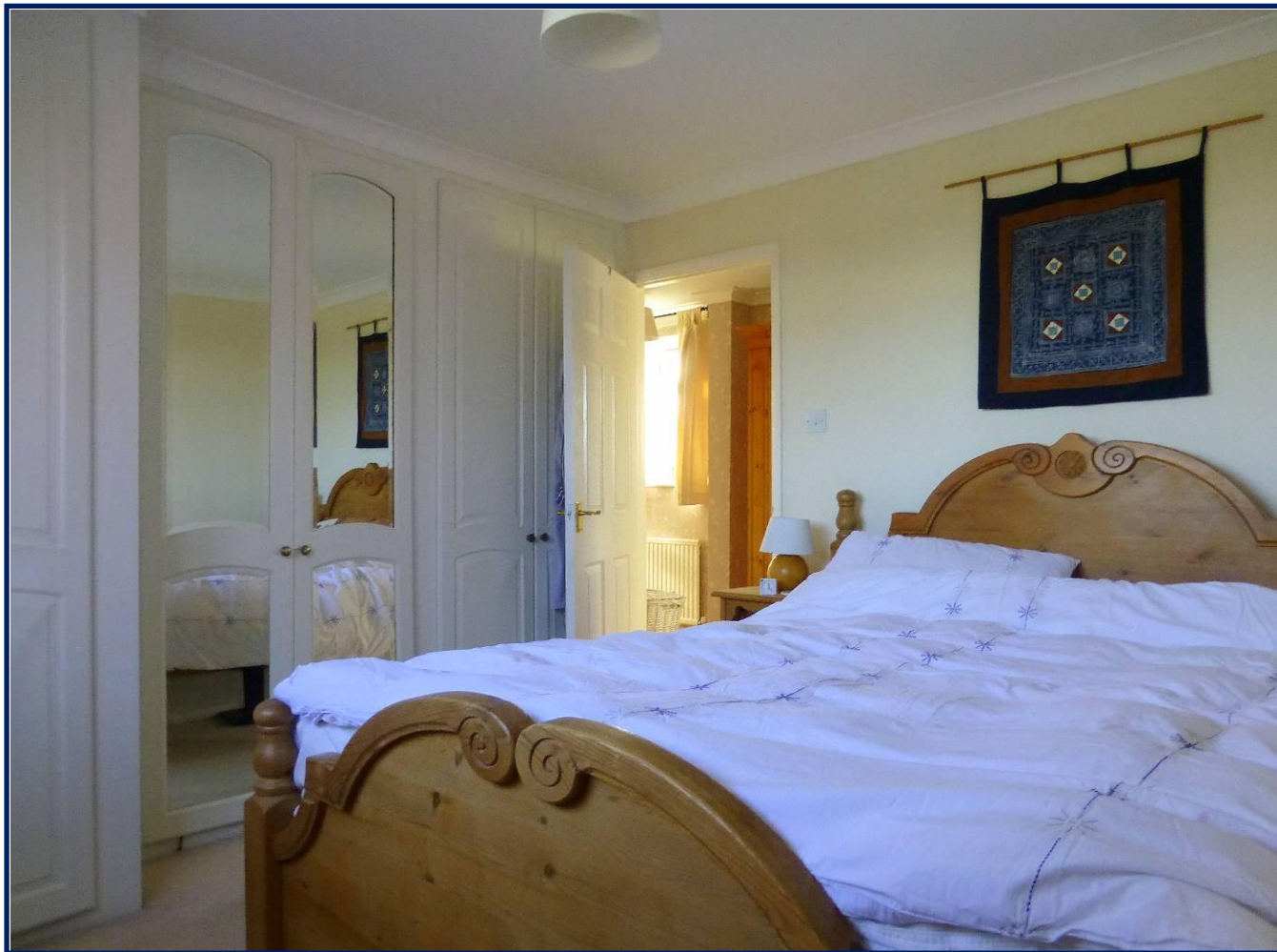
CONSERVATORY



SITTING ROOM



BEDROOM ONE



BEDROOM TWO



GARDEN



BEDROOM THREE



REAR GARDEN



GARDEN

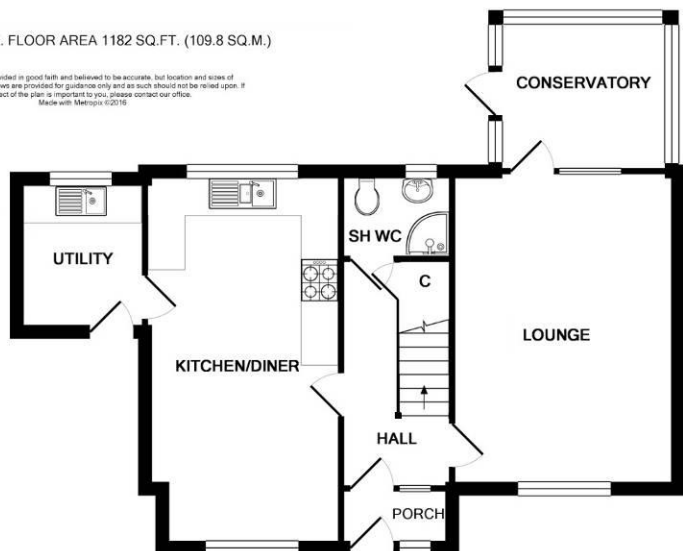


TOTAL APPROX. FLOOR AREA 1182 SQ.FT. (109.8 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
Made with Metropix (2016)



1ST FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)

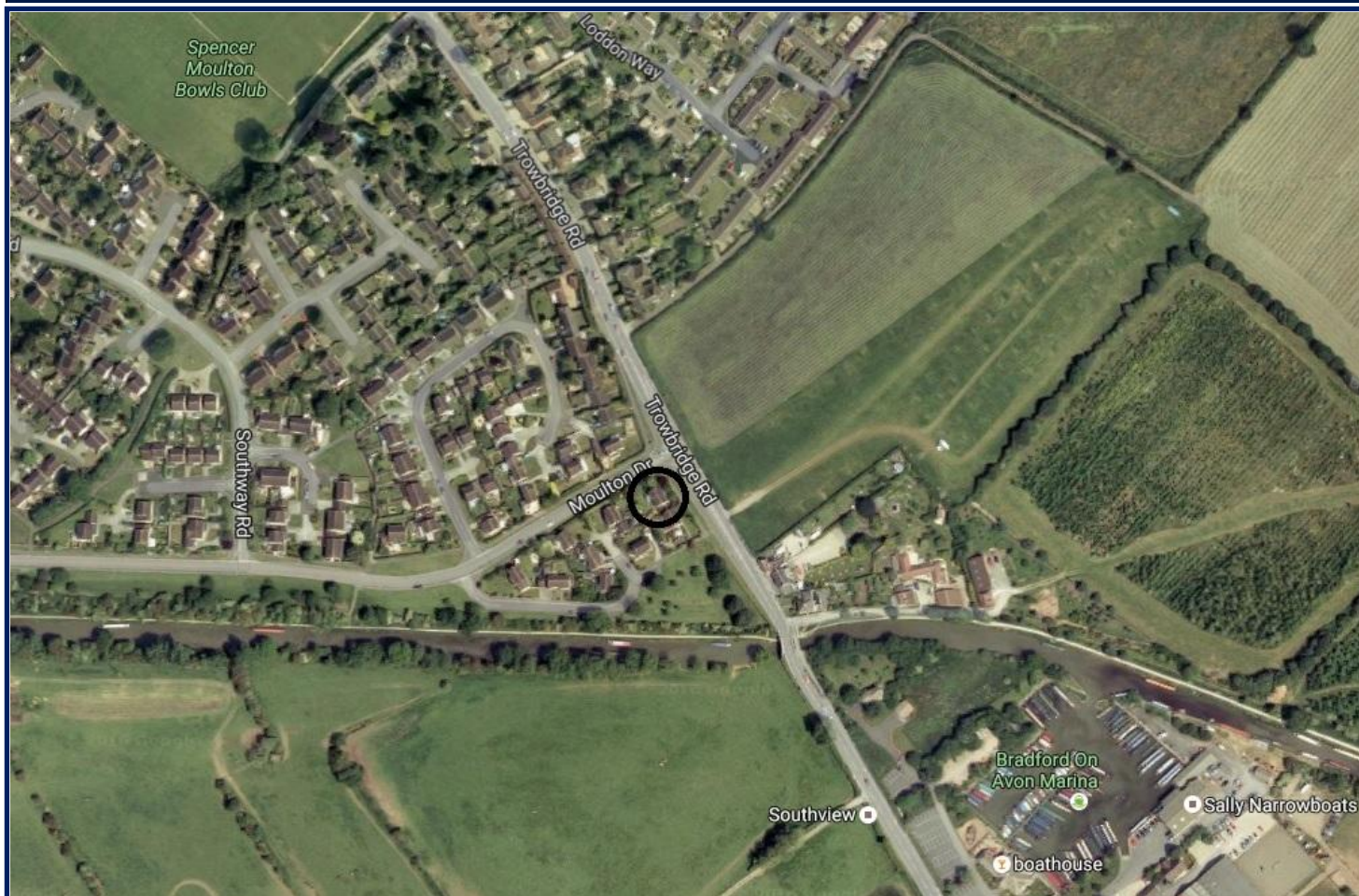


GROUND FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

NB. NOT DRAWN TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

Note: Money Laundering regulations 2007 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.



DOWNSTAIRS SHOWER ROOM



UTILITY ROOM



LANDING



FAMILY BATHROOM



Viewing by appointment with the agents:-
29 Silver Street, Bradford-On-Avon, Wiltshire, BA15 1JY
Tel: 01225 867555 Fax: 01225 867696
www.daviesanddavies.co.uk