



30 Baileys Barn
Bradford on Avon, Wiltshire, BA15 1BX



Smart detached home enjoying a tucked-away cul-de-sac position within a desirable canalside development on the Frome side of the town. Providing light and airy accommodation throughout, including a particularly lovely kitchen/dining room opening onto the garden. Conveniently located within walking distance of many local amenities including the train station, Fitzmaurice School and Sainsbury's supermarket.



Four Bedrooms
Sitting Room
Kitchen/Dining Room
Cloakroom
En-Suite Shower Room
Bathroom
Garden
Garage & Driveway
Gas Central Heating
Double Glazing
£575,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Obscure double glazed entrance door to front, stairs to the first floor with storage cupboard under, radiator.

Sitting Room 4.25m (13'11") x 3.55m (11'8")

Double glazed bay window to front, double glazed window to side, feature fireplace with gas fire, radiator.

Kitchen/Dining Room

6.40m (21') x 2.90m (9'6")

Double glazed window to rear, double glazed double doors to garden, fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, tiled splashbacks, fitted electric oven, four ring gas hob with extractor hood over, integrated dishwasher, two radiators.

Utility Room

Obscure double glazed door to side access, fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer.

Cloakroom

Double glazed window to front, pedestal wash hand basin with tiled splashbacks, close coupled WC, radiator.

FIRST FLOOR

Landing

Double glazed window to front, loft hatch.

Bedroom 1 4.22m (13'10") x 3.63m (11'11")

Double glazed window to front, radiator, door to:

En-Suite Shower Room

Obscure double glazed window to side. three piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC, heated towel rail.

Bedroom 2 3.67m (12') x 2.98m (9'9")

Double glazed window to rear, radiator.

Bedroom 3 3.42m (11'3") x 2.98m (9'9")

Double glazed window to rear, radiator.

Bedroom 4 3.67m (12') x 2.09m (6'10")

Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to rear, three piece suite comprising bath with shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

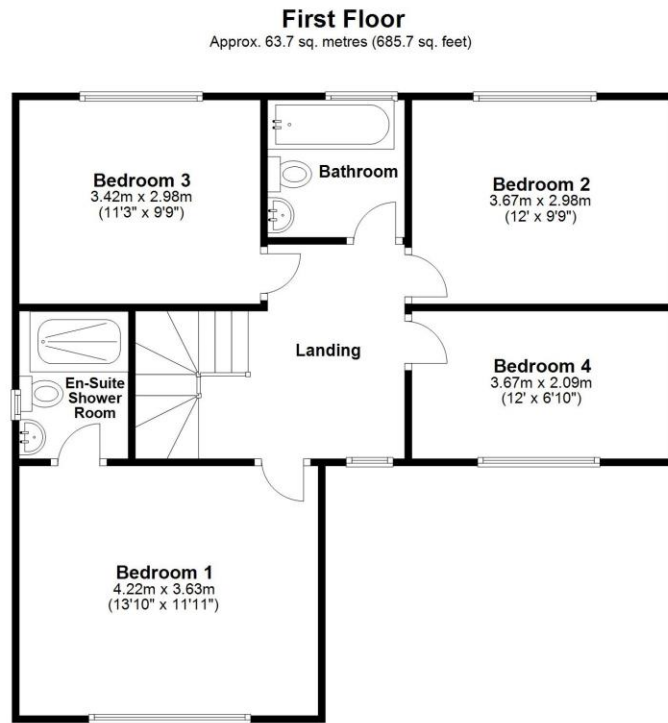
EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio, storage shed, gated side access.

Garage 5.10m (16' 9") x 2.61m (8' 7")

Up and over door to front, personnel door to rear garden, power and light connected.





Total area: approx. 126.0 sq. metres (1356.6 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Council Tax: Band F - £3517.38 (April 2024 - March 2025 financial year)

Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: From our office in Silver Street, proceed down the hill and over the town bridge onto St. Margarets Street. Take the second exit at the mini roundabout onto Frome Road and continue over the next mini roundabout. Proceed over the canal bridge and turn left at the next roundabout onto Moulton Drive. Proceed straight over the mini roundabout, over the canal bridge and turn immediately left onto Baileys Barn. Take the second turning right where number 30 will be found on the left-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		