



18 Piplar Ground
Bradford on Avon, Wiltshire, BA15 1XF

Well proportioned detached home occupying a choice plot at the head of a cul-de-sac within the ever popular Southway Park development. Conveniently placed within walking distance of many amenities including the Kennet & Avon Canal, Fitzmaurice Primary School and Sainsburys, this superb property presents an exceptional opportunity for an expanding family or downsizers seeking convenience. Vendor



- Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Ground Floor Shower Room
- First Floor Bathroom
- Garden
- Garage
- Driveway

£500,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed door and windows to front, door to:

Entrance Hall

Stairs to the first floor with storage under, radiator.

Shower Room

UPVC obscure double glazed window to rear, three piece suite comprising shower, wash hand basin and close coupled WC, heated towel rail.

Sitting Room 5.16m (16'11") x 3.65m (12')

UPVC double glazed windows to front and rear, UPVC double glazed door to garden, feature fireplace with electric fire, two radiators.

Dining Room 3.16m (10'4") x 3.04m (10') max

UPVC double glazed window to front, radiator.

Kitchen 3.15m (10'4") x 2.97m (9'9")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, integrated fridge, fitted electric oven, five ring gas hob with extractor hood over, radiator, sliding door to:

Utility Room 2.47m (8'1") x 2.06m (6'9")

UPVC double glazed window to front, UPVC double glazed door to garden, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine and dishwasher, vent for tumble dryer, space for fridge/freezer.

FIRST FLOOR

Landing

UPVC double glazed window to rear, access to loft, storage cupboard, radiator.

Bedroom 1 3.49m (11'6") x 3.31m (10'10")

UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom 2 3.09m (10'2") x 2.47m (8'1")

UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom 3 3.04m (10') x 2.62m (8'7") max

UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom 4 2.14m (7') x 2.08m (6'10")

UPVC double glazed window to front, fitted wardrobe, radiator.

Bathroom

UPVC obscure double glazed windows to side and rear, three piece suite comprising bath, pedestal wash hand basin, close coupled WC, tiled splashbacks, shaver point, heated towel rail.

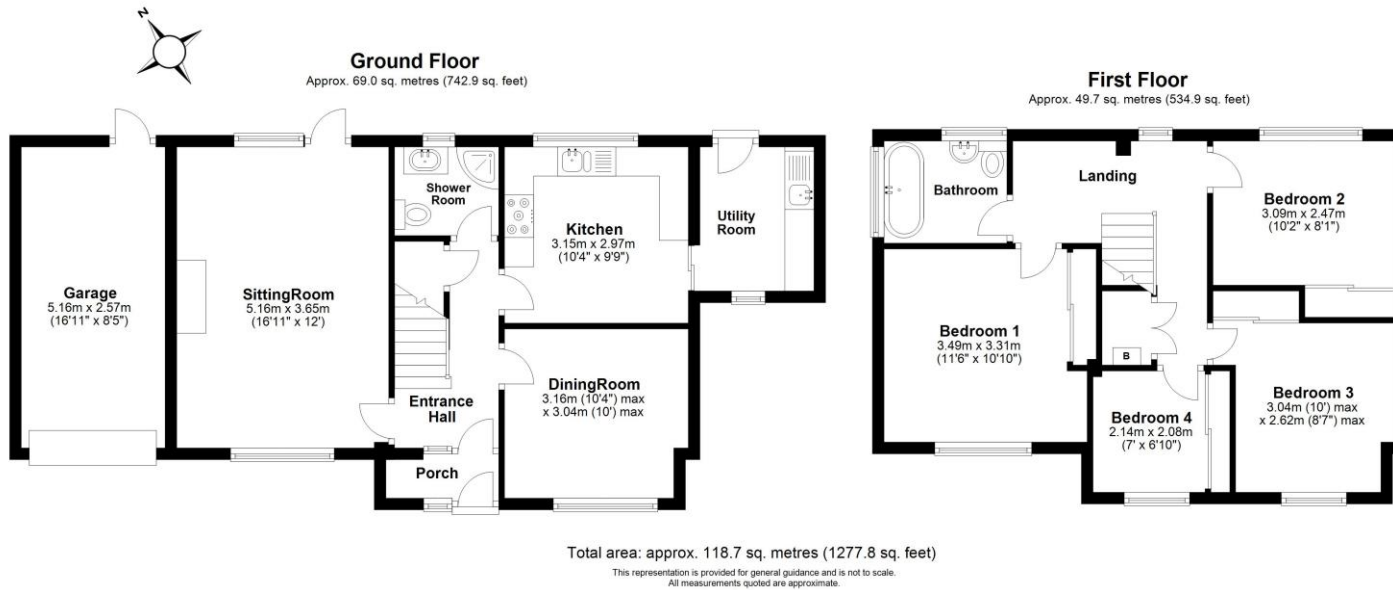
EXTERNALLY

The enclosed rear garden is mainly to lawn with patio, a variety of mixed plants and shrubs, outside cold water tap and gated side access.

Garage 5.16m (16' 11") x 2.57m (8' 5")

Single garage with power and light, up and over door to front and





Tenure: Freehold.

Council Tax: Band E- £2,824.81 (April 2023 - March 2024 financial year)

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

Directions: From our office in Silver Street, proceed down the hill and across the town bridge. Take the first exit at the roundabout onto St Margarets Street and continue onto Trowbridge Road. Continue across the next roundabout and take the next turning right onto Moulton Drive, just before leaving Bradford on Avon. Take the second turning right onto Southway Road and the first left onto Piplar Ground. Turn right at the T Junction and number 18 will be found straight ahead.

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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		