



1 John Rennie Close
Bradford on Avon, Wiltshire, BA15 1UJ



Detached family-sized home enjoying a generous plot on the sought-after Southway Park development, conveniently situated within easy reach of many local amenities including the Kennet & Avon canal, Fitzmaurice school, and Sainsbury's supermarket. Extended and improved by the current owners with a considered environmental impact, the property now boasts air source heating and solar PV panels. A rare find with this level of accommodation, sizeable plot and eco friendly additions, this superb property is likely to attract a high level of interest so early viewing is recommended.



Main Bedroom with Dressing Room & En-Suite
Three Further Double Rooms
Sitting Room
Kitchen/Dining Room
Family Room & Study
Bathroom
Garden
Garage & Driveway
Air Source Heating & Solar PV Panels
No Onward Chain

£650,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC obscure double glazed entrance door and window to front.

Entrance Hall

Stairs to the first floor with storage cupboard under.

Sitting Room 5.15m (16'11") x 3.68m (12'1")

UPVC double glazed windows to front and rear, UPVC double glazed door to rear garden, wood burning stove, two radiators.

Kitchen/Dining Room 6.17m (20'3") x 3.15m (10'4")

UPVC double glazed window to front and rear, fitted with a matching range of base and eye level units with worktop space over, double stainless steel sink with mixer tap, radiator, tiled floor.

Family Room 3.93m (12'11") x 2.48m (8'2")

UPVC double glazed window to front and side, radiator.

Study 2.50m (8'2") x 2.17m (7'1")

UPVC double glazed window to rear, radiator.

Utility Room 2.50m (8'2") x 1.66m (5'5")

UPVC double glazed door to rear garden, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, tiled floor.

Cloakroom

UPVC obscure double glazed window to rear, pedestal wash hand basin, close coupled WC, radiator.

FIRST FLOOR

Landing

UPVC double glazed window to rear, radiator, loft hatch, cupboard housing hot water cylinder.

Bedroom 1 5.15m (16'11") x 3.68m (12'1") max

UPVC double glazed window to front, radiator, open to:

Dressing Room 2.81m (9'3") x 2.04m (6'8")

UPVC double glazed window to front, radiator.

En-Suite Shower Room

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

Bedroom 2 3.93m (12'11") x 2.57m (8'5")

UPVC glazed window to rear, radiator.

Bedroom 3 3.93m (12'11") x 2.42m (7'11")

UPVC double glazed window to front, radiator.

Bedroom 4 2.98m (9'9") x 2.31m (7'7")

UPVC double glazed window to front, radiator.

Bathroom

UPVC double glazed obscure window to rear, fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, radiator.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with patio area, raised bed, mature shrubs and trees, gated side access, cold water tap. Walled front garden mainly laid to lawn with vegetable garden, mature shrubs and trees and flower beds. To the side of the property is a driveway, leading to:

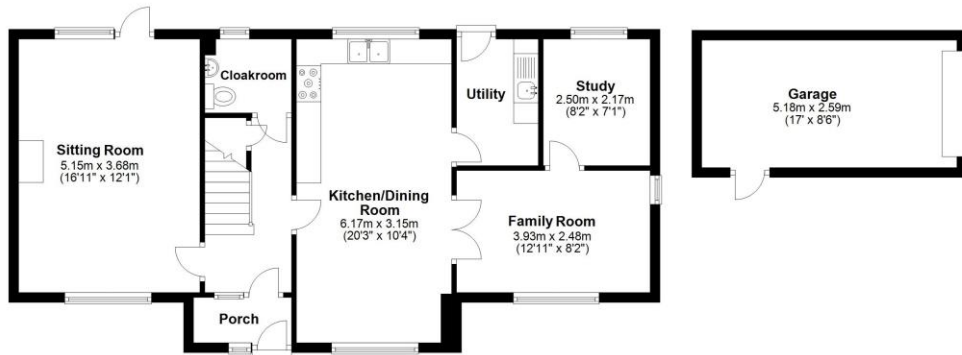
Garage 5.18m (17') x 2.59m (8' 6")

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



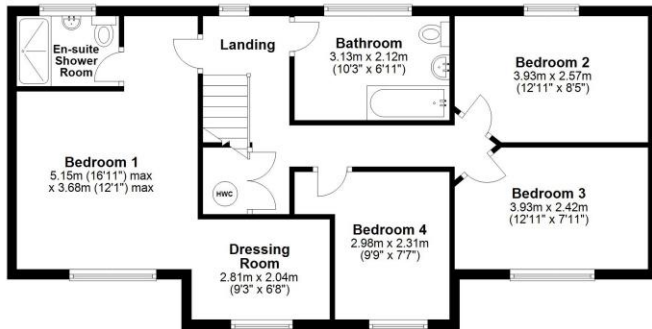
Ground Floor

Approx. 84.5 sq. metres (909.4 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.5 sq. feet)



Total area: approx. 155.7 sq. metres (1675.8 sq. feet)

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



Tenure: Freehold. **Council Tax:** Band E - £2,976.24 (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, over the mini roundabout and over the town bridge onto St. Margarets Street. At the mini roundabout take the first exit and continue onto Trowbridge Road. Take the last turning on the right, just before the canal bridge onto Moulton Drive. Take the first turning left onto John Rennie Close where number 1 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	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		