



5 St. Nicholas Close
Winsley, Bradford on Avon, Wiltshire, BA15 2NH



Beautifully presented chalet bungalow which has been significantly improved and extended by the current owners, to include a particularly impressive kitchen/dining room with a vaulted ceiling and bi-fold doors onto the private patio garden. Providing flexible accommodation arranged over two floors and conveniently placed within easy reach of Winsley's impressive array of amenities, including the farm shop and kitchen, primary school, health centre and country inn.



Three Bedrooms
Study
Sitting Room
Kitchen/Dining Room
Utility Room
Cloakroom
Bathroom
Garden
Driveway

£450,000



ACCOMMODATION (all dimensions approximate)

GROUND FLOOR

Porch

UPVC obscure double glazed door and window to front.

Entrance Hall

UPVC double glazed window to front, stairs to first floor with storage under, cupboard housing boiler serving domestic heating and hot water, radiator.

Sitting Room 4.21m (13'10") x 3.01m (9'11")

UPVC double glazed bay window to front, radiator.

Kitchen/Dining Room 8.07m (26'6") x 2.93m (9'7")

Double glazed bi-fold doors to garden, valuted ceiling above dining area with two double glazed Velux windows, kitchen fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated dishwasher, space for fridge/freezer, fitted electric oven, four ring electric hob with extractor hood over, two radiators, Cat 5 plug.

Utility Room

UPVC double glazed window to front, fitted with a matching range of base units with worktop over, stainless steel sink, extractor fan, plumbing for washing machine, space for tumble dryer, radiator, UPVC double glazed obscure entrance door to front.

Cloakroom

UPVC obscure double glazed window to side, wash hand basin with cupboard under, close coupled WC, tiled splashbacks, heated towel rail, photocell lighting.

Bedroom 1 4.46m (14'8") x 3.01m (9'11")

Two UPVC double glazed windows to side, radiator.

Bedroom 3 2.75m (9') x 2.35m (7'9")

UPVC double glazed window to side, radiator.

FIRST FLOOR

Landing

Double glazed Velux window, built in storage cupboard and airing cupboard with electric heater.

Bedroom 2 3.95m (13') x 2.45m (8')

Two double glazed window, radiator, access to eaves storage.

Study 2.45m (8') x 2.30m (7'6")

Double glazed Velux window, radiator, access to eaves storage, Cat 5 plug.

Bathroom

Obscure double glazed Velux window, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, built-in storage cupboard, heated towel rail, extractor fan, tiled floor, photocell lighting.

EXTERNALLY

Bi-fold doors from the kitchen/dining room lead into the main garden and the side of the house which is mainly laid to patio, storage shed, lighting, power socket, electric for hot tub. The front garden is mainly laid to lawn with mature shrub and flower borders, hot and cold water taps, driveway providing off road parking.

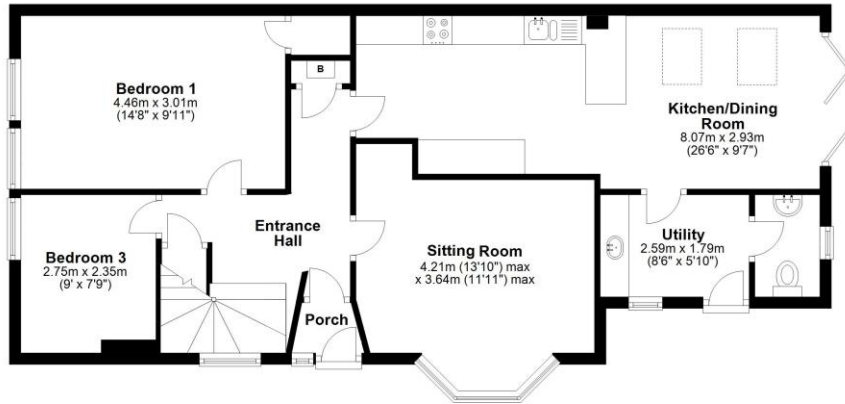
Council Tax: Band C - £1,948.80 (April 2024 - March 2025 financial year)

Tenure: Freehold.



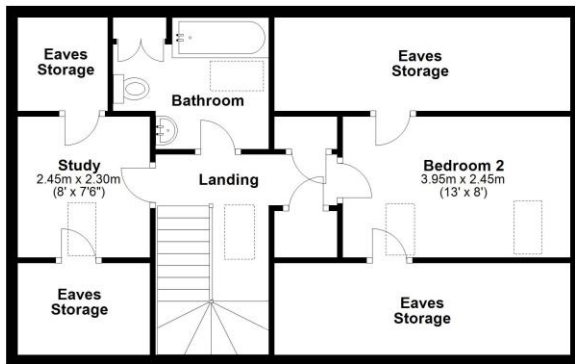
Ground Floor

Approx. 77.5 sq. metres (834.5 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



Total area: approx. 109.0 sq. metres (1173.0 sq. feet)

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



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

Directions: Leave Bradford on Avon via Winsley Road (B3108). Upon reaching Winsley, take the second exit at the roundabout onto the bypass and then take the second turning left onto Dane Rise. Take the second turning right onto King Alfred Way and the second turning left onto St Nicholas Close where number 5 will be found on the right-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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		