



25 Duffield Lane
Bradford on Avon, Wiltshire, BA15 1FY



Intelligently crafted terraced residence featuring a thoughtfully designed layout, accompanied by a garden, garage and driveway. Built in 2019, this superb property occupies a highly desirable location with scenic views of the green in the sought-after Kingston Farm development. A splendid chance to own a chic, low-maintenance home in a convenient and coveted locale. Available with no onward chain.



Three Double Bedrooms
Sitting Room
Kitchen/Dining Room
Cloakroom
En-Suite Shower Room
Bathroom
Garden
Detached Garage
Driveway
No Onward Chain

£475,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door, stairs to first floor with storage under.

Sitting Room

4.76m (15'7") x 3.59m (11'9")

UPVC double glazed window to front, feature fireplace with electric fire, radiator.

Kitchen/Dining Room

5.89m (19'4") x 3.57m (11'9")

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 stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher, washing machine, built-in eye level electric double oven, five ring gas hob with extractor hood over, radiator, tiled floor.

Cloakroom

Pedestal wash hand basin, close coupled WC, part tiled surround, radiator, tiled floor.

FIRST FLOOR

Landing

Built-in storage and airing cupboards, loft hatch.

Bedroom 1

3.49m (11'5") x 3.22m (10'7")

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

En-Suite Shower Room

Three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, extractor fan, part tiled surround, heated towel rail.

Bedroom 2

3.16m (10'5") x 2.91m (9'7")

UPVC double glazed window to rear, radiator.

Bedroom 3

3.16m (10'5") x 2.89m (9'6")

UPVC double glazed window to rear, radiator.

Bathroom

UPVC double glazed window to front, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, part tiled surround, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with flower and shrub border, patio and gated rear access to the driveway and garage.

Garage

Up and over door to front.

Council Tax:

Band D - £2,311.21 (April 2023 - March 2024 financial year)

Estate Charge:

£360.19 (1 Jan - 31 Dec 2023)

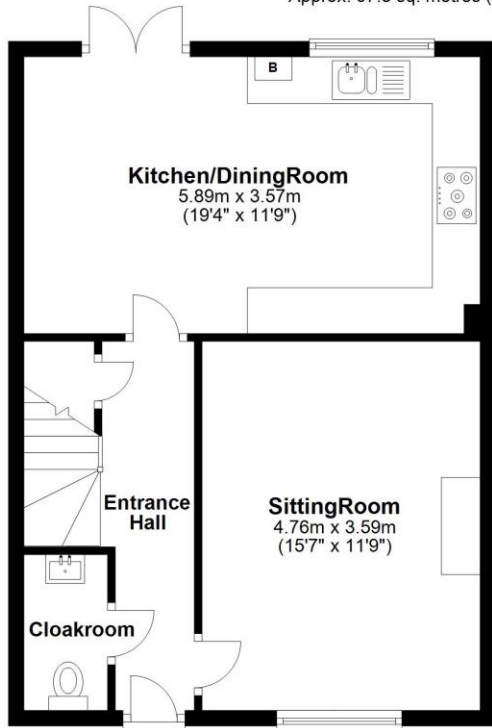
Tenure:

Freehold.



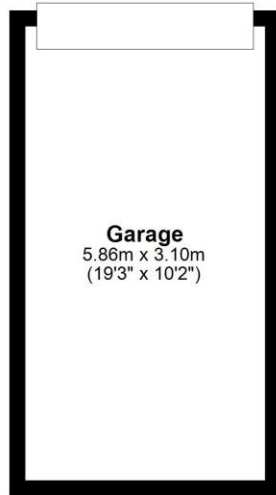
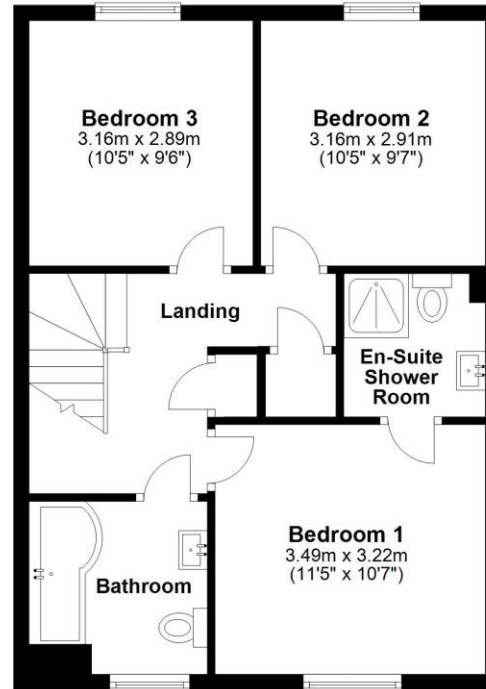
Ground Floor

Approx. 67.8 sq. metres (730.0 sq. feet)



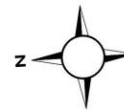
First Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



Total area: approx. 117.5 sq. metres (1264.8 sq. feet)

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



Directions: From our office in Silver Street, proceed up the hill and turn right at the roundabout onto Benjamin Street and take the second turning left on Duffield Lane. Number 25 will be found on the left-hand-side overlooking the green.

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		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		