



12 Palmer Drive
Bradford on Avon, Wiltshire, BA15 1TH



This well-extended semi-detached home offers a picturesque outlook over fields, highlighted by a remarkable first-floor reception room/bedroom with a triple aspect that maximizes the stunning views. Although some modernisation is required, the property holds immense potential for improvement. Nestled at the end of a cul-de-sac on the ever-popular Berryfield estate, it is ideally situated for access to both Christchurch and St Laurence schools. This home presents an exceptional opportunity to enhance a family-sized residence with highly desirable features and is available with no onward chain.



Overlooking Fields
Triple Aspect First Floor Bedroom/Additional Reception
Three Further Bedrooms
Sitting Room
Dining Room
Kitchen
Utility Room
Cloakroom
Garage And Driveway
Garden
£500,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC glazed sliding door to front.

Entrance Hall

Obscure glazed entrance door and window to front, stairs to first floor with storage under, radiator.

Sitting Room 4.52m (14'10") x 4.24m (13'11")

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

Dining Room 3.40m (11'2") x 3.00m (9'10")

UPVC double glazed door and window to rear, radiator.

Kitchen 3.63m (11'11") x 3.40m (11'2")

UPVC double glazed door and window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for dishwasher, space for fridge, freestanding electric oven with extractor hood over, freestanding gas boiler.

Utility Room 1.96m (6'5") x 1.01m (3'4")

UPVC obscure double glazed doors to front and rear, UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, radiator.

Cloakroom

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

Conservatory 6.95m (22'10") x 2.24m (7'4") max

UPVC double glazed sliding doors to garden.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder, loft hatch with drop down ladder.

Bedroom 1 4.24m (13'11") x 3.58m (11'9")

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

Bedroom 2 4.29m (14'1") max x 3.41m (11'2")

UPVC double glazed window to rear, radiator.

Bedroom 3 3.15m (10'4") x 2.83m (9'3")

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

Lounge/Bedroom 4 5.90m (19'4") x 3.93m (12'11")

Four UPVC double glazed windows to front, rear and side, two radiators.

Bathroom 2.30m (7'7") x 1.66m (5'5")

UPVC obscure double glazed window to rear, heated towel rail, bath with shower over, pedestal wash hand basin.

Separate WC

Close coupled WC, extractor fan.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with mature shrubs and trees, and side access. A driveway to the front provides off road parking.

Garage

Personal door to side, power and light connected, up and over door to front.

Council Tax:

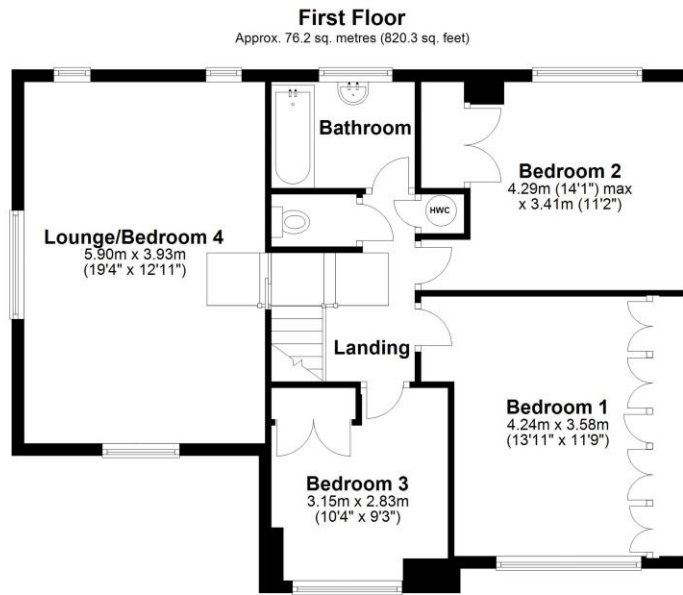
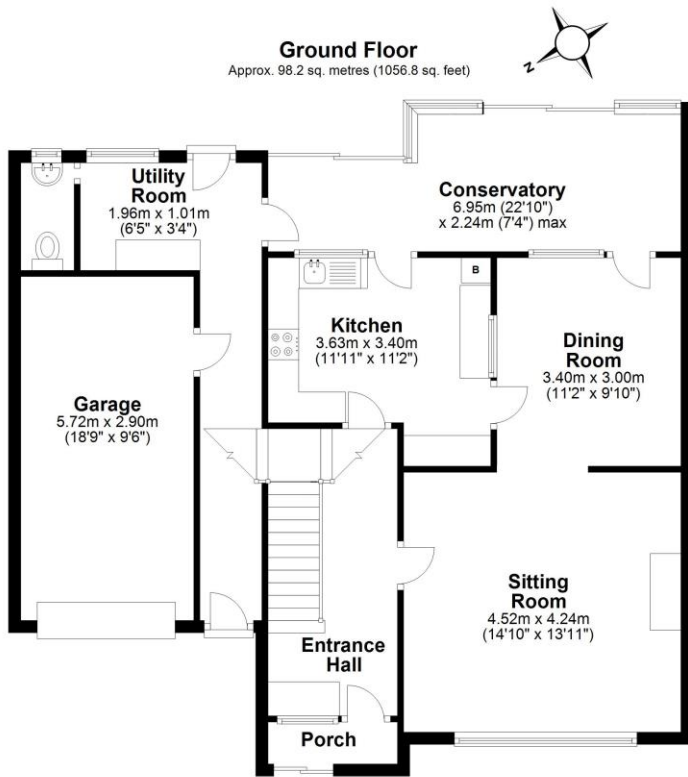
Band D - £2,435.11

(April 2024 - March 2025 financial year)

Tenure:

Freehold.





Total area: approx. 174.4 sq. metres (1877.1 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: From our office in Silver Street, proceed up the hill and turn left at the roundabout onto Springfield. Proceed straight over the roundabout onto New Road and turn right at the roundabout at the top of the hill onto Sladesbrook. Turn left at the next roundabout onto Berryfield Road and take the second turning right onto Palmer Drive. Number 12 will be found at the end 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		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		