



27 Leigh Park Road  
Bradford on Avon, Wiltshire, BA15 1TE

Beautifully renovated detached bungalow incorporating an impressive contemporary extension, providing light and airy accommodation throughout and featuring a stylish open plan living space. Enjoying a generous garden, tucked away within a highly desirable cul-de-sac on the bath side of the town, this superb property is likely to be popular, so early viewing is highly recommended.



- Five Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Utility & Cloakroom
- En-Suite Shower Room
- Four Piece Bathroom Suite
- Generous Garden
- Garage & Driveway
- Gas Central Heating
- Double Glazing

**£695,000**



## ACCOMMODATION

(all dimensions being approximate)

### Entrance Hall

Double glazed entrance door and window to front, storage cupboard, radiator.

### Sitting Room 5.10m (16'9") x 3.77m (12'4")

Double glazed windows to front and rear, feature fireplace with open fire, two radiators.

### Kitchen/Dining Room 5.12m (16'10") x 4.19m (13'9")

Double glazed windows to front and side, fitted with a matching range of base units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, built-in eye level electric oven and microwave, five ring gas hob with extractor hood over, double glazed sliding doors to garden.

### Utility Room

Double glazed window to side, stainless steel sink unit with cupboards under, tiled splashbacks, plumbing for washing machine, obscure double glazed door to driveway.

### Cloakroom

Obscure double glazed window to side, wash hand basin with tiled splashbacks and close coupled WC, heated towel rail.

### Garage 5.08m (16' 8") x 3.06m (10' 1")

Double glazed window to side, Power and light connected, up and over door to front.

### Hallway

Three obscure double glazed windows to side, cupboard housing hot water cylinder, cupboard housing wall mounted gas boiler, storage cupboard, radiator.

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### Bedroom 1 4.10m (13'5") x 3.68m (12'1")

Three UPVC double glazed windows to sides, radiator.

### En-Suite Shower Room

Three piece suite comprising tiled shower enclosure with fitted shower, double wash hand basins with cupboard under and close coupled WC, tiled splashbacks, heated towel rail.

### Bedroom 2 3.64m (11'11") x 3.05m (10')

Double glazed window to side, storage cupboard, radiator.

### Bedroom 3 3.07m (10'1") x 2.80m (9'2")

Double glazed window to side, built-in wardrobe, radiator, sliding door.

### Bedroom 4 3.05m (10') x 2.84m (9'4")

UPVC double glazed window to side, radiator.

### Bedroom 5 3.05m (10') x 2.17m (7'2")

Double glazed window to side, built-in storage cupboard, radiator.

### Bathroom

Obscure double glazed window to front, four piece suite comprising bath, tiled shower enclosure, wash hand basin with cupboard under and close coupled WC, extractor fan, heated towel rail.

### EXTERNALLY

Enclosed rear garden is mainly laid to lawn with flower and shrub borders, patio area, gated side access. The front garden is mainly laid to lawn with a driveway providing off road parking.





**Tenure:** Freehold.

**Council Tax:** Band D\* - £2,435.11 (April 2024 - March 2025 financial year)

\*The property has been extended so the Council Tax band will be reviewed and may increase following a sale.

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

**Directions:** From our office in Silver Street, proceed up the hill and continue onto Holt Road. Turn left at the roundabout onto Springfield and proceed straight over the two mini roundabouts onto New Road. Proceed to the top of the hill and turn right at the mini roundabout onto Sladesbrook. Turn left at the next mini roundabout onto Berryfield Road and take the third turning right onto Leigh Park Road. Take the first turning left where number 27 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		