



24 Springfield
Bradford on Avon, Wiltshire, BA15 1BB



This smart, well-proportioned, two-storey detached home is ideally situated in a popular cul-de-sac on the Bath side of the river, offering easy access to the town centre, Christchurch, and St. Laurence schools. The cleverly designed accommodation maximizes the fine outlook, with the light and airy principal reception rooms located on the first floor, adjacent to the lovely rear garden. The property includes a generous driveway with ample parking and is available with no onward chain. This superb home presents an exceptional opportunity to secure a family-sized residence in an enviable and convenient location.



- Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Shower Room
- Bathroom
- Garden
- Driveway
- No onward chain

£625,000



GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door and two windows to front, radiator, cupboard, stairs to first floor.

Bedroom 1

6.97m (22'11") max x 3.81m (12'6") max
UPVC double glazed window to front, obscure glazed porthole window to side, built in wardrobe, cupboard, radiator.

Bedroom 2

5.75m (18'10") max x 5.16m (16'11") max
UPVC double glazed window to front, built in wardrobe, radiator, cupboard housing wall mounted gas boiler, plumbing for washing machine, hot water cylinder.

Shower Room

Three-piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, tiled splashback, tiled flooring, heated towel rail.

FIRST FLOOR

Sitting Room

7.26m (23'10") max x 4.00m (13'1") max
UPVC double glazed windows to front and side, UPVC double glazed double door to rear, two radiators.

Kitchen 3.43m (11'3") x 2.63m (8'7")

UPVC double glazed door and window to rear, fitted with a matching range of base and eye level units with granite worktop space over, 1+1/2 bowl stainless steel sink, plumbing for dishwasher, space for fridge/freezer, fitted electric oven, four ring gas hob, open to:

Dining Room

5.49m (18') max x 3.59m (11'9") max
UPVC double glazed window to front, steps up to raised study area, radiator.

Bedroom 3

3.66m (12') x 2.88m (9'5")
UPVC double glazed window to front, radiator, access to loft with drop down ladder.

Bedroom 4

2.70m (8'10") x 2.60m (8'6")
UPVC double glazed window to rear, radiator.

Bathroom

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

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of shrubs and flower borders, cold water tap, exterior lighting and gated side access. A driveway provides off road parking with the adjoining front garden also mainly laid to lawn with shrub borders, shed and cold water tap.

Council Tax:

Band D - £2,435.11 (April 2024 - March 2025 financial year)

Tenure:

Freehold





Directions: From our office in Silver Street, proceed up the hill and take the first exit at the roundabout onto Springfield. Take the first turning left and number 24 will be found about halfway down the cul-de-sac on the right-hand side.

What3words: ///locating.checked.decking

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		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		