



16 Late Broads  
Winsley, Bradford on Avon, Wiltshire, BA15 2NW



Impressive detached family-sized home boasting a generous plot with a lovely mature garden, useful double garage and ample parking. Requiring some modernisation but providing spacious, well-proportioned accommodation, this superb property offers tremendous potential for improvement and extension (subject to the relevant permissions). Located in the sought after village of Winsley within an exclusive cul-de-sac of executive homes, conveniently situated within walking distance of many amenities including the farm shop, country inn, primary school, health centre and church. Available with no onward chain and coming to the market for the first time since its construction in 1984, early and decisive viewing is strongly advised.

£775,000



**ACCOMMODATION** (all dimensions being approximate)

## GROUND FLOOR

### Entrance Hall

UPVC double glazed window and wooden entrance door to front, stairs to the first floor with built-in storage cupboard under, radiator.

### Sitting Room 6.16m (20'3") x 3.14m (10'4")

UPVC double glazed windows to front and side, feature fireplace with coal effect gas fire, two radiators, aluminium sliding door to garden.

### Dining Room 3.44m (11'3") x 2.68m (8'10")

UPVC double glazed window to rear, radiator.

### Kitchen 3.58m (11'9") x 3.26m (10'8")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink, freestanding electric oven, space for fridge/freezer and dishwasher, radiator.

### Utility Room

UPVC double glazed entrance door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine.

### Study 2.43m (8') x 1.92m (6'4")

UPVC double glazed window to front, radiator.

### Cloakroom

UPVC obscure double glazed window to side, pedestal wash hand basin, close coupled WC, tiled splashbacks, radiator.

## FIRST FLOOR

### Landing

Loft hatch, airing cupboard with hot water cylinder.

### Bedroom 1 3.58m (11'9") x 3.14m (10'4")

UPVC double glazed window to front, radiator.

### En-Suite Shower Room

UPVC obscure double glazed window to front, three piece suite comprising shower enclosure, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, heated towel rail.

### Bedroom 2 4.45m (14'7") x 3.40m (11'2")

UPVC double glazed window to front, radiator.

### Bedroom 3 4.18m (13'9") x 2.50m (8'2")

UPVC double glazed window to rear, radiator.

### Bedroom 4 3.47m (11'5") x 3.26m (10'8")

UPVC double glazed window to rear, radiator.

### Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator.

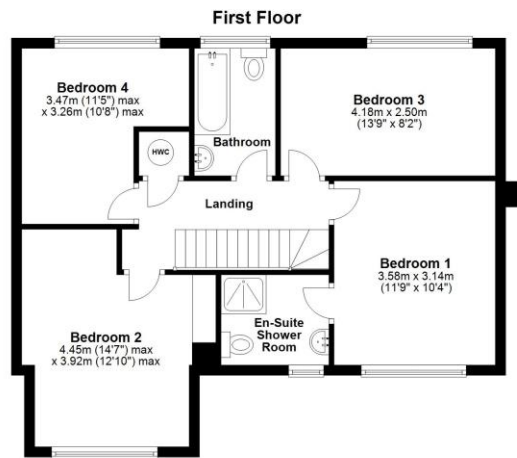
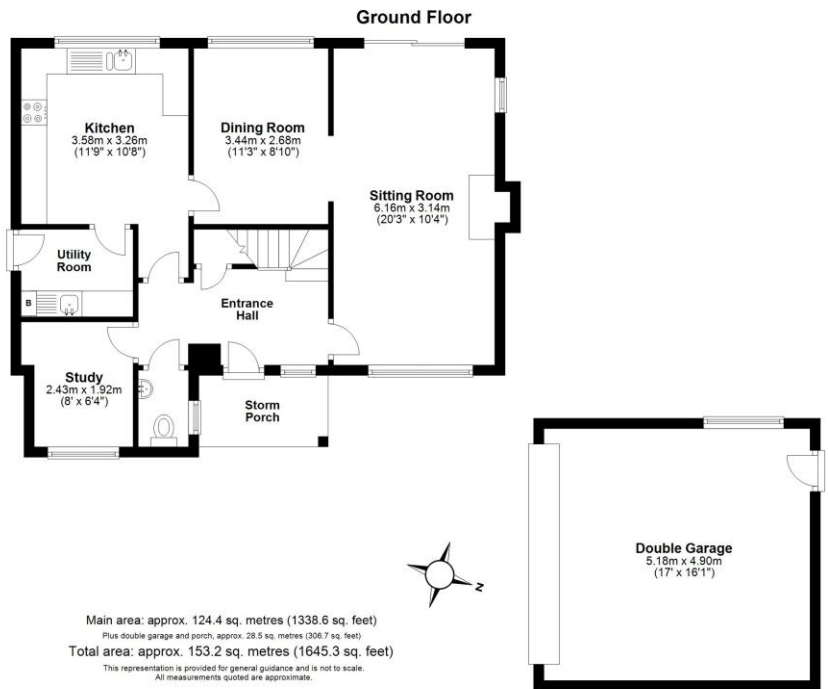
## EXTERNALLY

Enclosed rear garden mainly laid to lawn with well established flower beds, trees and shrubs, lighting, cold water tap, shed, greenhouse, gated side access. Driveway to front providing off road parking.

### Double Garage 5.18m (17') x 4.90m (16' 1")

Detached double garage with electric up and over door to front, UPVC double glazed personnel door to rear, aluminium window to side, power and light connected.





**Council Tax:** Band F - £3,517.38 (April 2024 - March 2025 financial year)

**Tenure:** Freehold.

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

**What3words:** ///fight.torch.sofa

**Directions:** Leave Bradford on Avon via Winsley Road (B3108). Upon reaching Winsley, take the second exit at the roundabout onto the bypass. Take the third turning left onto Late Broads, where number 16 will be found further along 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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY  
01225 867591 | bradford@kingstons.biz  
www.kingstons.biz

