



166d Bradford Road
Winsley, Bradford on Avon, Wiltshire, BA15 2HW



Exceptional detached bungalow offering a unique chance to own a brand new home, meticulously crafted to the highest standards by a renowned local builder. With impressive eco-friendly features, including solar hot water and photovoltaic panels, this property combines modern living with sustainability. Boasting light and airy accommodation throughout, highlighted by a stunning kitchen/dining room enjoying bi-folding doors onto the garden, the property also benefits from a gated driveway with ample parking and a large garage. Nestled in a peaceful, tucked-away position in the sought-after vilage of Winsley, this home is ideally positioned within easy reach of many aamenities including the charming farm shop, country inn, primary school, health centre and church. This highly desirable property is expected to attract significant interest, so early viewing is strongly recommended. Don't miss out on this exceptional opportunity.

£870,000



ACCOMMODATION

(all dimensions being approximate)

Entrance Hall

UPVC obscure double glazed entrance door and full-height window to front, radiator, two built-in storage cupboards.

Sitting Room 4.62m (15'2") x 3.61m (11'10")

UPVC double glazed windows to front and side, radiator.

Kitchen/Dining Room 6.32m (20'9") x 3.40m (11'2")

Two UPVC double glazed windows to rear, fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, built-in double oven, electric hob with extractor hood over, radiator, metal double glazed bi-folding doors to garden.

Utility Room 3.40m (11'2") x 1.78m (5'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated washing machine and tumble dryer, loft hatch, UPVC double glazed obscure door to garden.

Cloakroom

UPVC double glazed window to front, wash hand basin, close coupled WC, tiled splashbacks.

Bedroom 1 4.86m (15'11") x 3.42m (11'3")

UPVC double glazed window to side, radiator.

Dressing Room

UPVC double glazed window to side built-in wardrobes.

En-Suite Shower Room

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

Bedroom 2 3.40m (11'2") x 3.08m (10'1")

UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom 3 2.70m (8'10") x 2.43m (8')

UPVC double glazed window to rear, radiator.

Bathroom

UPVC obscure double glazed window to side, three piece suite comprising bath with fitted shower over, wash hand basin and close coupled WC, tiled splashbacks and floor, heated towel rail.

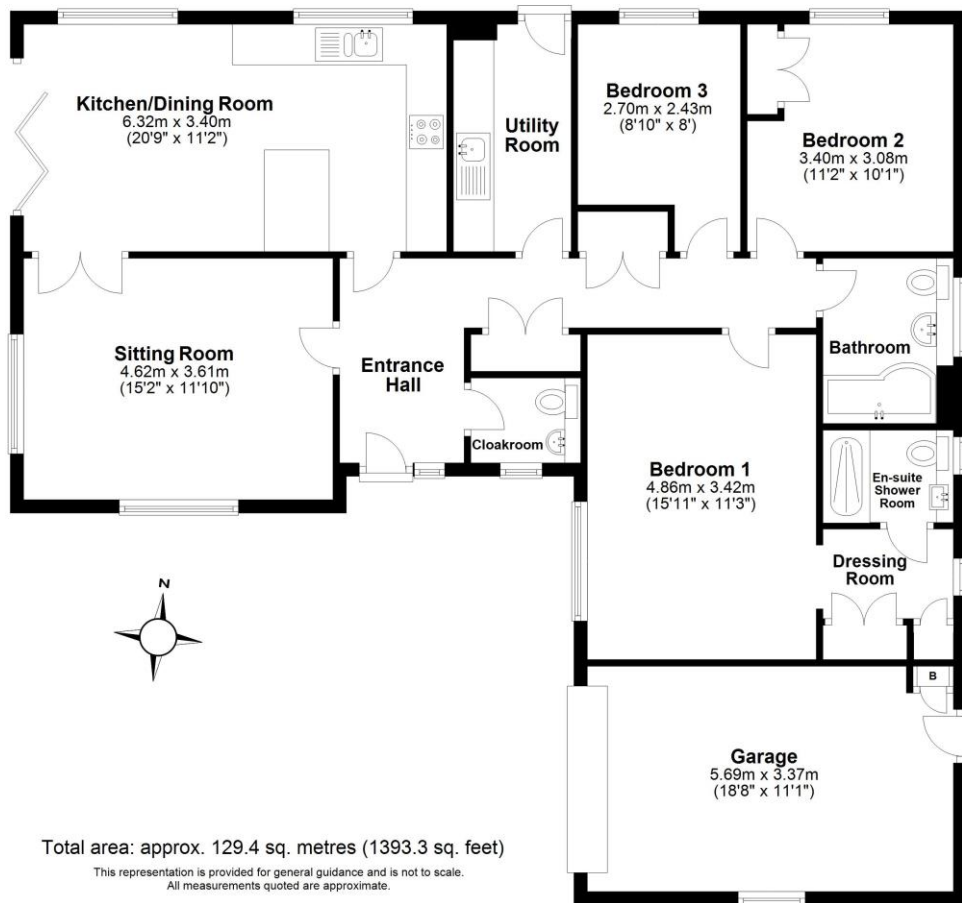
EXTERNALLY

To the front is a gated driveway providing ample parking with a gate into the rear garden which is mainly laid to lawn with a patio area.

Garage 5.69m (18'8") x 3.37m (11'1")

UPVC obscure double glazed window to side, electric roller door to front, UPVC obscure double glazed personnel door to rear, power and light connected, cupboard housing wall mounted gas boiler, loft hatch.





Council Tax: The property is newly built and will need to be assessed for council tax.

Tenure: Freehold.

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

What3words: ///outreach.purchaser.hovered

Directions: Leave Bradford on Avon via Winsley Road (B3108). Upon reaching Winsley, take the first exit at the roundabout onto Bradford Road where number 166d will be found further along on the right-hand side, accessed via a private road.

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.

