



59 Benjamin Street
Bradford on Avon, Wiltshire, BA15 1FW



Impressive modern town house constructed in 2019 by CG Fry, situated on the desirable Kingston Farm development, conveniently located within walking distance of the town centre, train station and many other local amenities. Providing smart, well proportioned, light and airy accommodation arranged over three floors, including a particularly lovely kitchen/dining/family room, a lovely southerly aspect garden and useful garage and driveway. Early viewing recommended.



- Four Bedrooms
- Sitting Room
- Family Room
- Kitchen/Dining Room
- Utility Room & Cloakroom
- En-Suite Shower Room
- Four Piece Bathroom Suite
- Garden
- Garage & Driveway
- Fibre Broadband Available

£600,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to front, stairs to the first floor with storage cupboard under, radiator.

Family Room 3.64m (11'11") x 3.50m (11'6")

Bay to front with UPVC double glazed sash windows, tiled floor, radiator, TV point, telephone point, LAN point.

Kitchen/Dining Room 4.88m (16') x 3.63m (11'11")

UPVC double glazed 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, fitted electric double oven and microwave, four ring electric induction hob with extractor hood over, integrated fridge/freezer, dishwasher and wine cooler, radiator, cupboard housing gas boiler, tiled floor, plinth lighting and spotlights.

Utility Room

UPVC double glazed door to garden, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, radiator, tiled floor.

Cloakroom

Pedestal wash hand basin, close coupled WC, tiled splashbacks and floor, extractor fan, radiator.

FIRST FLOOR

Landing

UPVC double glazed sash window to front, stairs to the second floor, radiator.

Sitting Room 3.91m (12'10") x 3.66m (12')

UPVC double glazed bay window to front, feature fireplace with electric fire, two radiators, TV point, telephone point, LAN point.

Bedroom 1 4.51m (14'10") x 3.65m (12')

UPVC double glazed window to rear, radiator, TV point, telephone point, LAN point.

En-Suite Shower Room

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

SECOND FLOOR

Landing

Access to loft hatch, storage cupboard, airing cupboard housing hot water cylinder.

Bedroom 2 4.23m (13' 11") x 3.40m (11' 2")

UPVC double glazed window to rear, radiator, TV point, telephone point, LAN point.

Bedroom 3 3.98m (13'1") x 2.75m (9')

UPVC double glazed sash window to front, radiator, TV point, telephone point, LAN point.

Bedroom 4 2.65m (8'8") x 2.02m (6'7")

Double glazed sash window to front, radiator, TV point, telephone point, LAN point.

Bathroom

UPVC obscure double glazed window to rear, fitted with four piece suite comprising bath with hand shower attachment, shower enclosure, wash hand basin and close coupled WC, extractor fan, tiled surround and floor, heated towel rail.

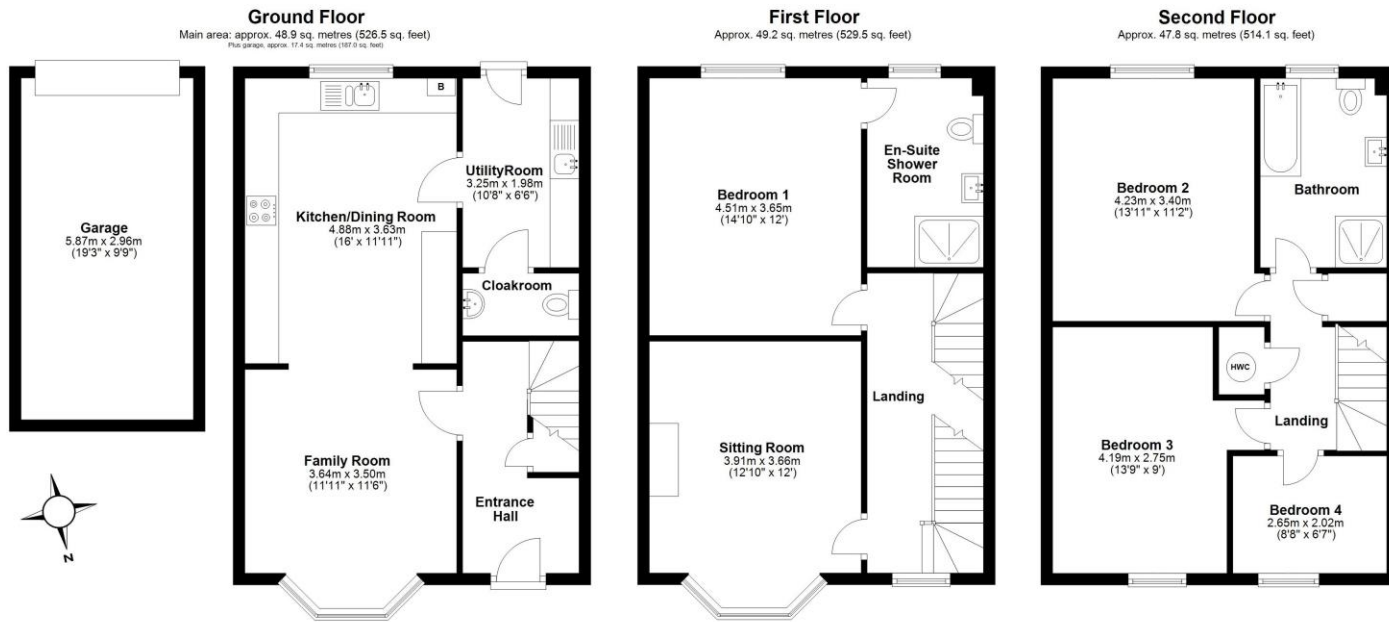
EXTERNALLY

Enclosed rear garden mainly laid to lawn, patio area, lighting, cold water tap, gated rear access leading to driveway and garage.

Garage 5.87m (19' 3") x 2.96m (9' 9")

Power and light connected, remote controlled electric up and over door to front.





Main area: Approx. 145.9 sq. metres (1570.1 sq. feet)
 Plus garage: approx. 17.4 sq. metres (187.0 sq. feet)
 This representation is provided for general guidance and is not to scale.
 All measurements quoted are approximate.



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

Tenure: Freehold. **Estate Charge:** £tbc

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

What3words: ///exulted.dart.signed

Directions: From our office in Silver Street, proceed up the hill onto Woolley Street and and turn right at the mini roundabout onto Benjamin Street. Bear left onto Duffield Lane and at the end of the road turn left onto Uncles Lane. Turn immediately right onto Benjamin Street where number 59 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		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		