



4 Orchard Close  
Lower Westwood, Bradford on Avon, Wiltshire, BA15 2AP



Situated at the end of a cul-de-sac and backing onto fields, this detached bungalow offers an ideal blend of privacy and convenience. Just a short distance from village amenities—including a pub, shop, primary school, and the charming National Trust's Westwood Manor—this property is perfectly positioned within one of the area's most sought-after villages. Ready for modernisation, it provides an exciting opportunity to create a bespoke home and is available with no onward chain.



Three Bedrooms  
Sitting Room  
Dining Room  
Conservatory  
Kitchen Breakfast Room  
Wet Room  
Additional WC  
Double Garage  
Generous Garden  
No Onward Chain

**£525,000**





## ACCOMMODATION

(all dimensions being approximate)

### Porch

UPVC double glazed obscure windows and door to front.

### Conservatory

4.41m (14'6") x 2.39m (7'10")

UPVC double glazed conservatory with door to garden.

### Entrance Hall

Obscure double glazed window and door to front, radiator, access to loft with drop down ladder, storage cupboard.

### Sitting Room

5.39m (17'8") x 3.95m (13')

UPVC double glazed window to front, feature fireplace with gas fire, radiator.

### Dining Room

3.31m (10'10") x 2.81m (9'2")

UPVC double glazed double door to rear, radiator.

### Kitchen/Breakfast Room

3.95m (13') x 3.77m (12'4")

UPVC double glazed window to rear, UPVC double glazed obscure entrance door to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, plumbing for washing machine, space for fridge freezer, freestanding gas cooker, larder cupboard, radiator.

### Bedroom 1

3.83m (12'7") x 3.30m (10'10")

Aluminium single glazed window to front, built-in wardrobe, radiator.

### Bedroom 2

3.16m (10'5") x 3.05m (10')

UPVC double glazed window to rear, radiator.

### Bedroom 3

3.04m (10') x 2.11m (6'11")

Aluminium single glazed window to front, radiator.

### Wet Room 2.32m (7'7") x 1.62m (5'4")

UPVC obscure double glazed window to rear, three piece suite comprising shower area with fitted electric shower, pedestal wash hand basin, and close coupled WC, extractor fan, tiled splashback, heated towel rail.

### WC

UPVC obscure double glazed window to rear, close coupled WC.

### EXTERNALLY

The garden is mainly laid to lawn with a variety of shrubs, flowers and trees, outside cold water tap, and driveway to the side leading to:

### Double Garage

Single glazed window to rear, two up and over doors to front.

### Council Tax:

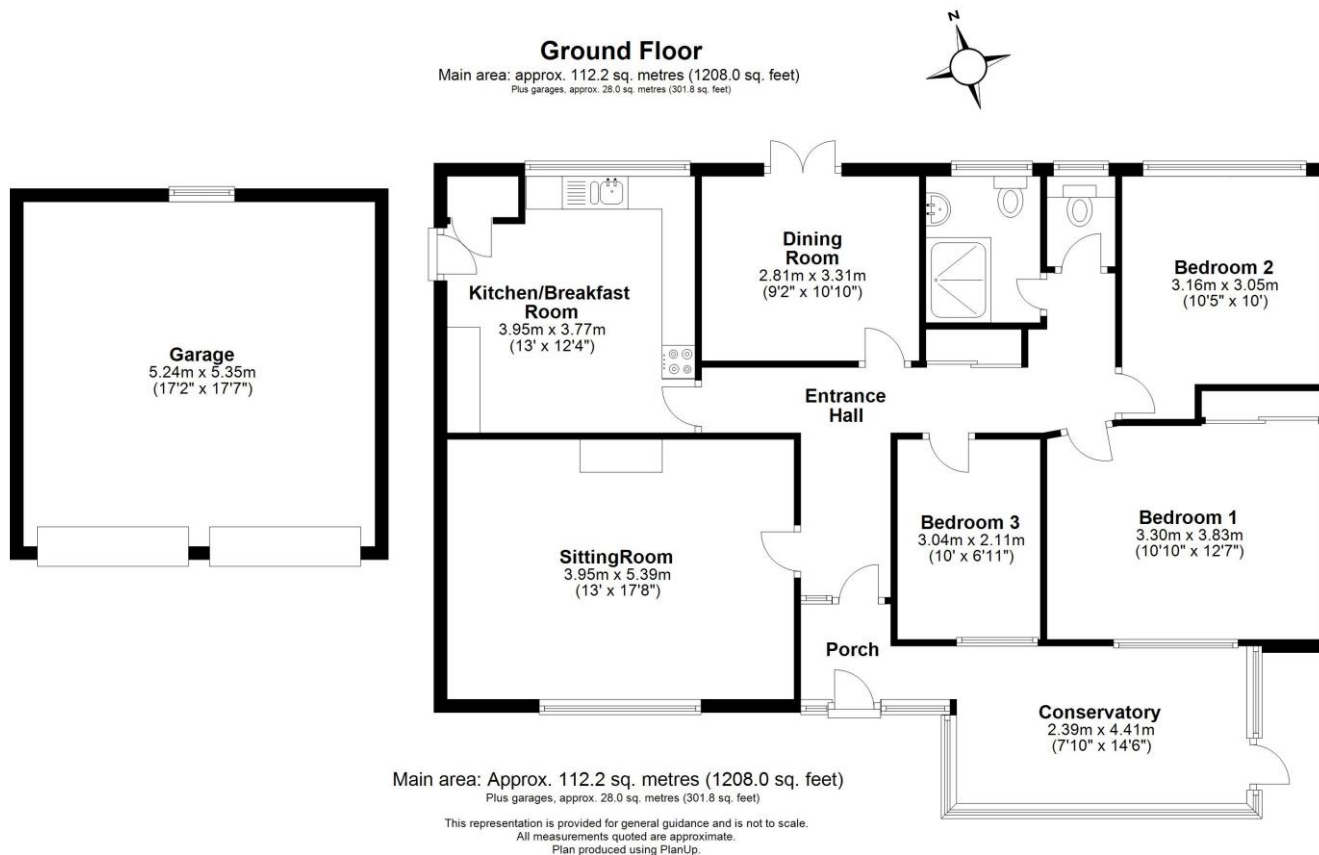
Band D - £2,255.52

(April 2024 - March 2025 financial year).

### Tenure:

Freehold.





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

**What3words:** ///fails.leaned.jazz

**Directions:** Leave Bradford on Avon via the B3109 Frome Road. Take the first turning right signposted Westwood and right again at the next junction. Upon reaching Westwood, proceed past The New Inn and take the fourth turning right onto Orchard Close where number 4 will be found at the head of the cul-de-sac.

**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		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		