



14 Hollybush Close
Winsley, Bradford on Avon, Wiltshire, BA15 2NL

This spacious and stylish end-of-terrace home has been significantly enhanced by the current owners, offering modern family living in the heart of the popular village of Winsley. Ideally located just moments from the highly regarded Winsley Primary School, the property also enjoys easy access to the village's excellent amenities, including a charming farm shop and kitchen, health centre, church, and traditional public house.

Three Bedrooms
Sitting Room
Dining Room
Kitchen/Breakfast Room
Utility Room & Cloakroom
Bathroom
Garden
Gas Central Heating
Double Glazing
No Onward Chain

£285,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed window to front, UPVC double glazed obscure entrance door to front.

Entrance Hall

UPVC obscure double glazed window to front, UPVC obscure double glazed entrance door, radiator.

Kitchen/Breakfast Room

3.95m (12'11") x 2.91m (9'7") max

UPVC double glazed window 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, built-in electric oven, gas hob with extractor hood over, space for fridge freezer, under-stairs storage cupboard, UPVC double glazed door to garden.

Dining Room

3.33m (10'11") x 2.40m (7'11")

Full height UPVC double glazed window to rear, UPVC double glazed door to garden, radiator.

Sitting Room

3.92m (12'10") x 3.33m (10'11")

UPVC double glazed window to front, radiator.

Utility Room

UPVC obscure double glazed window to front, fitted worktop space, space for washing machine and tumble dryer, radiator, wall mounted gas boiler.

Cloakroom

Wash hand basin with cupboard under, tiled splashbacks, close coupled WC, radiator.

FIRST FLOOR

Landing

UPVC obscure double glazed window to rear, built-in storage cupboard, radiator.

Bedroom 1

3.64m (11'11") x 3.31m (10'10")

UPVC double glazed window to front, built-in wardrobe and storage cupboard, radiator.

Bedroom 2

3.90m (12'9") x 2.96m (9'8") max

UPVC double glazed window to front, radiator, loft hatch.

Bedroom 3

2.73m (8'11") x 2.34m (7'8")

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

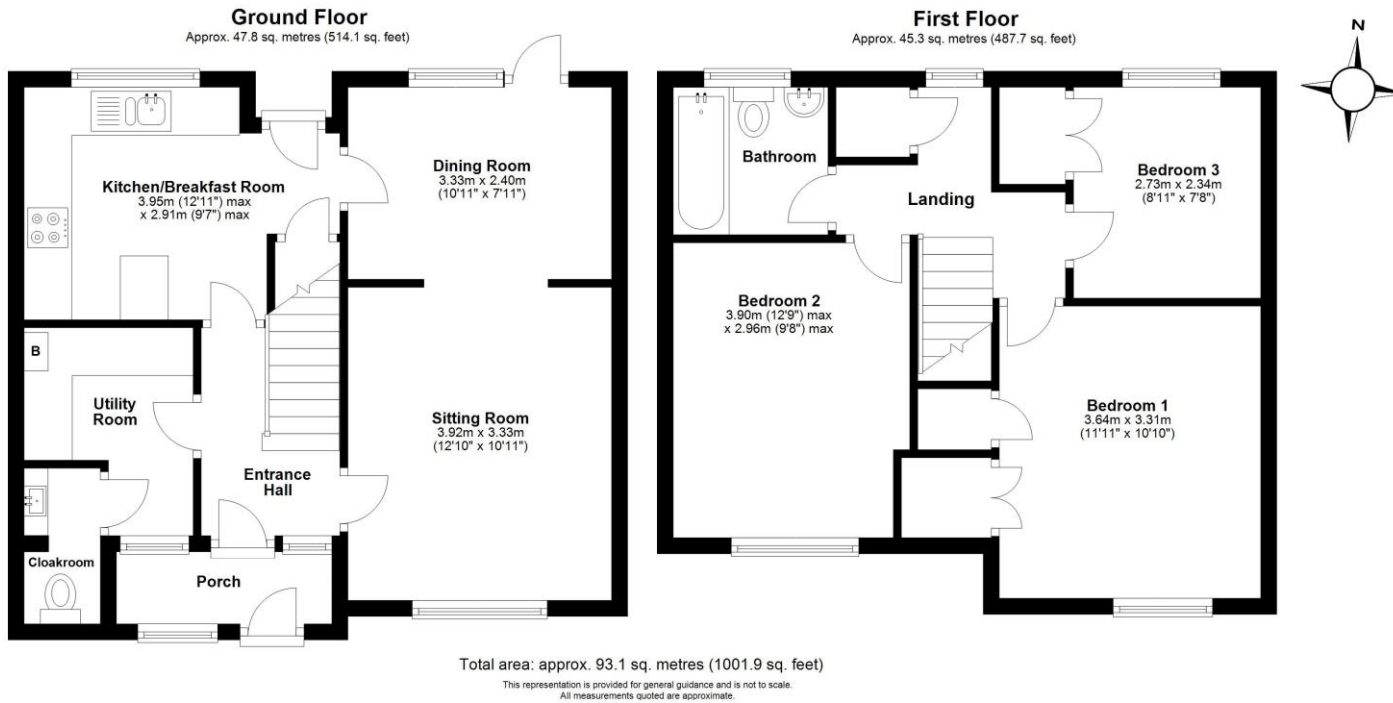
Bathroom

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

EXTERNALLY

The enclosed front garden is mainly laid to lawn. The enclosed rear garden has areas laid to patio and woodchip, gated access to rear, side gate to bin store area.





Council Tax: Band B - £1,705.2 (April 2024 - March 2025 financial year)

Tenure: Freehold.

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

What3words: ///gossiping.chitchat.swims

Directions: Leave Bradford via the B3108 Winsley Road. Upon reaching Winsley, take the second exit onto the bypass and take the second turning left onto Dane Rise. Hollybush Close will be found on the left-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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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