



28 Baileys Barn
Bradford on Avon, Wiltshire, BA15 1BX

A smart detached home nestled in a secluded cul-de-sac, backing onto playing fields within a sought-after canalside development on the Frome side of town. Ideally positioned within walking distance of local amenities, including the train station, Fitzmaurice School, and Sainsbury's supermarket. Offering light and airy accommodation, this superb property features a rare double garage, driveway, and enclosed garden. Ripe for upgrading and available with no onward chain, it presents an excellent opportunity for buyers seeking a home with potential in a prime location.



Four Bedrooms
Sitting Room
Kitchen & Dining Room
Study
Utility Room & Cloakroom
Bathroom & En-Suite Shower Room
Double Garage
Enclosed Garden Backing Onto Playing Fields
Tucked Away Position
No Onward Chain

£600,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Obscure double glazed entrance door, stairs to the first floor with cupboard under, radiator.

Cloakroom

Obscure double glazed wooden window to side, pedestal wash hand basin and close coupled WC, tiled splashback, radiator.

Sitting Room 6.13m (20'1") max x 3.38m (11'1")

UPVC double glazed box bay window to front, UPVC double glazed door and windows to rear, coal effect gas fire, two radiators.

Study 3.08m (10'1") x 2.96m (9'9")

UPVC double glazed window to rear, radiator.

Kitchen 3.17m (10'5") x 2.65m (8'8")

UPVC double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge, freezer and dishwasher, eye level electric double oven, four ring gas hob with extractor hood over, radiator, open plan to:

Dining Room 2.80m (9'2") x 2.66m (8'9")

UPVC double glazed door and windows to rear, radiator.

Utility Room 2.33m (7'8") x 1.38m (4'6")

Fitted base units with worktop space over, stainless steel sink unit with tiled splashbacks, space for washing machine and tumble dryer, obscure double glazed wooden door to side.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1 4.23m (13'10") max x 3.59m (11'9")

UPVC double glazed window to rear, radiator.

En-suite Shower Room

Obscure double glazed wooden window to front, three piece suite comprising shower cubicle with fitted Mira shower, pedestal wash hand basin and close coupled WC, tiled splashback, extractor fan, radiator.

Bedroom 2 3.36m (11') x 2.78m (9'1")

UPVC double glazed window to front, radiator.

Bedroom 3 3.38m (11'1") max x 3.28m (10'9")

UPVC glazed window to rear, radiator.

Bedroom 4 2.59m (8'6") x 2.21m (7'3")

UPVC double glazed window to rear, radiator.

Bathroom 3.93m (12'11") x 1.79m (5'10")

UPVC obscure double glazed window to front, three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, airing cupboard housing hot water cylinder with slatted shelving, radiator.

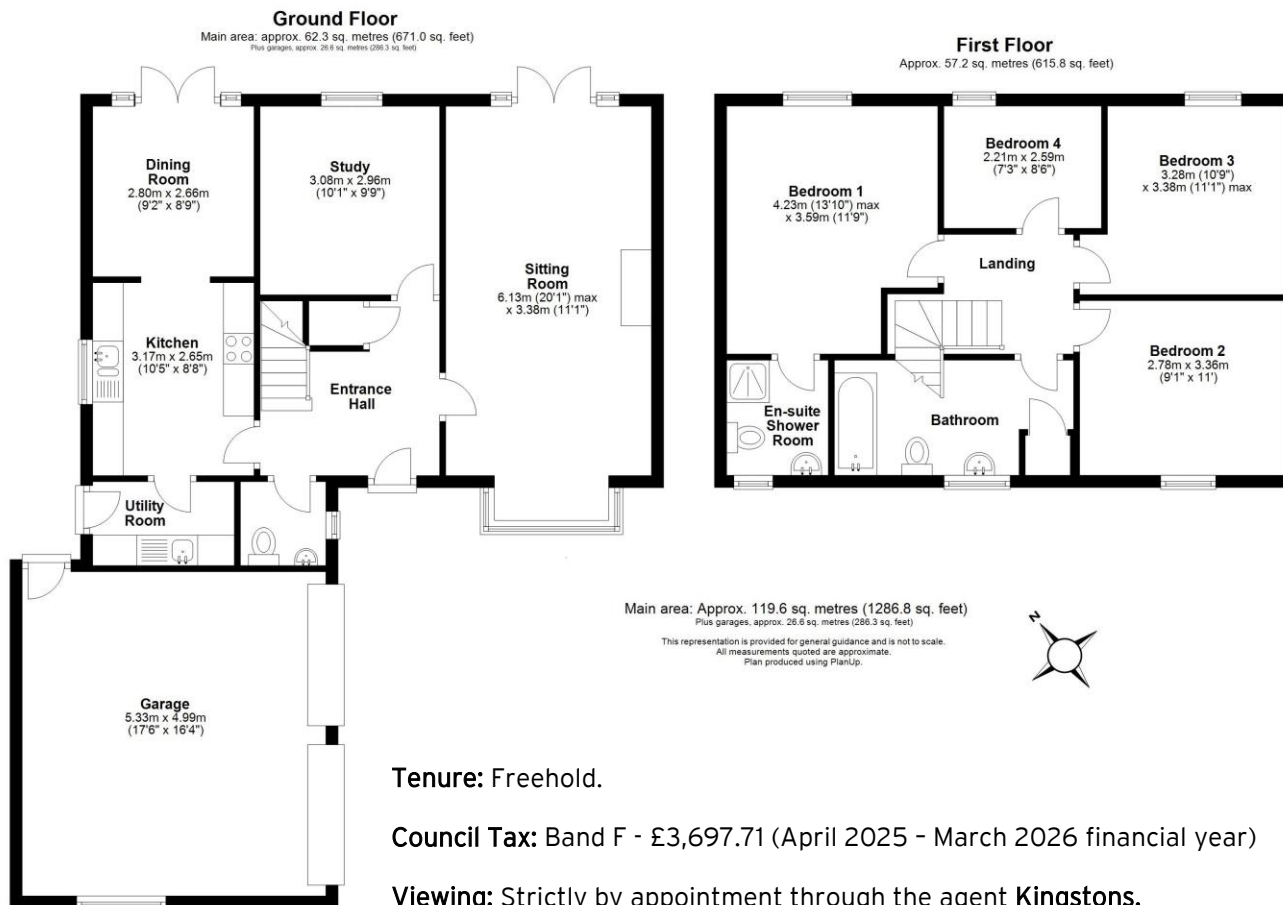
EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of mixed plants and shrubs, outside cold water tap, exterior light and gated side access. A driveway to the front provides off road parking and leads to:

Double Garage 5.33m (17'6") x 4.99m (16'4")

With wall mounted gas boiler serving heating system and domestic hot water, obscure glazed wooden window to front, two up and over doors, glazed wooden door to garden.





What3words: ///eternally.finishes.track

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and over the town bridge onto St. Margarets Street. Take the second exit at the mini roundabout onto Frome Road and continue over the next mini roundabout. Proceed over the canal bridge and turn left at the next roundabout onto Moulton Drive. Proceed straight over the mini roundabout, over the canal bridge and turn immediately left onto Baileys Barn. Take the second turning right where number 28 will be found in the top left corner.

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		81 B
69-80	C		
55-68	D	67 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


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