



199b Winsley Road
Bradford on Avon, Wiltshire, BA15 1NU



Constructed in 2017 by a renowned local builder, this exceptional detached home is one of only three properties in an exclusive development on the Bath side of town. The house offers bright and spacious accommodation throughout, featuring a charming sitting room with a wood-burning stove, a beautiful garden, good sized garage and ample parking. This property is expected to attract significant interest, so early and decisive viewing is highly recommended.



Four Bedrooms
Sitting Room with Wood Burning Stove
Kitchen/Dining Room
Utility Room
Cloakroom
En-Suite Shower Room
Bathroom
Professionally Landscaped Garden
Garage
Private Driveway

£650,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door and two windows to front, radiator, stairs to first floor with storage under, professionally fitted quality burglar alarm system.

Sitting Room 5.58m (18'4") x 3.42m (11'3")

UPVC double glazed window to front and side, feature fireplace with wood burning stove, two radiators.

Cloakroom

UPVC obscure double-glazed window to side, two piece suite comprising wash hand basin with cupboard under and close coupled WC, extractor fan, tiled splashback, radiator.

Kitchen/Dining Room 5.63m (18'6") x 3.51m (11'6")

UPVC double glazed bi-fold door to rear with electrically operated awning outside, UPVC double glazed window to rear, fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, dishwasher, microwave, wine cooler, fitted electric double oven, four ring electric induction hob with extractor hood over, radiator.

Utility Room

UPVC double glazed door and window to rear, fitted with a matching base and eye level units, stainless steel sink, plumbing for washing machine, vent for tumble dryer, wall mounted gas boiler, radiator.

Garage 5.18m (17') x 2.85m (9' 4")

Integral garage with up and over door to front, personal door to rear, water softener, ample lighting and power sockets.

FIRST FLOOR

Landing

Access to part boarded loft with lighting and power, via pull down ladder, airing cupboard housing hot water cylinder.

Bedroom 1 3.70m (12'2") x 3.42m (11'3")

UPVC double glazed window to front, two built-in wardrobes, radiator.

En-Suite Shower Room

UPVC obscure double glazed window to side, three piece suite comprising wash hand basin, shower enclosure and Geberit toilet frame with hung WC, wall cabinet with imbedded shaver point and touch free lighting, extractor fan, heated towel rail, tiled splashback, tiled flooring.

Bedroom 2 3.19m (10'6") x 2.54m (8'4")

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

Bedroom 3 4.44m (14'7") x 2.81m (9'3")

UPVC double glazed window to rear, door to eaves storage, radiator.

Bedroom 4 2.71m (8'11") x 2.35m (7'9")

UPVC double glazed window to front, radiator.

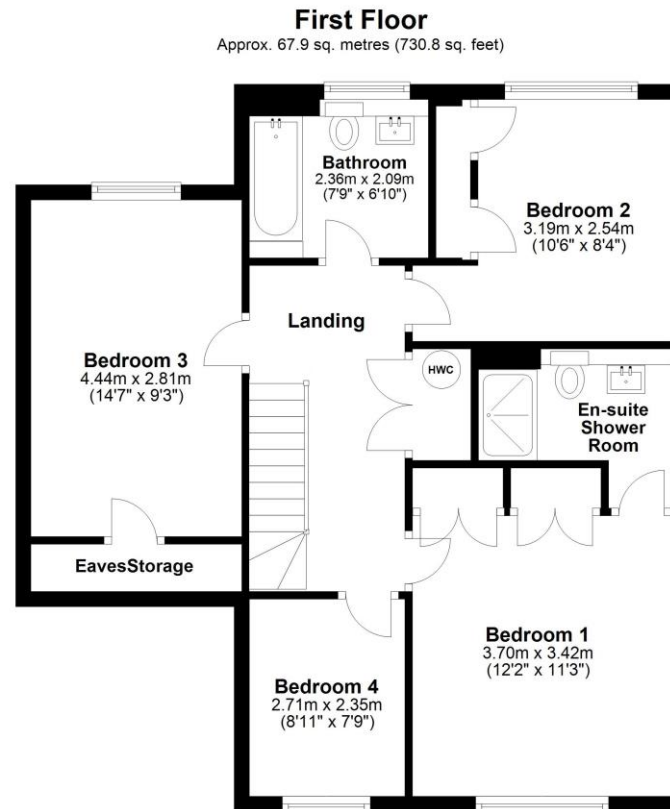
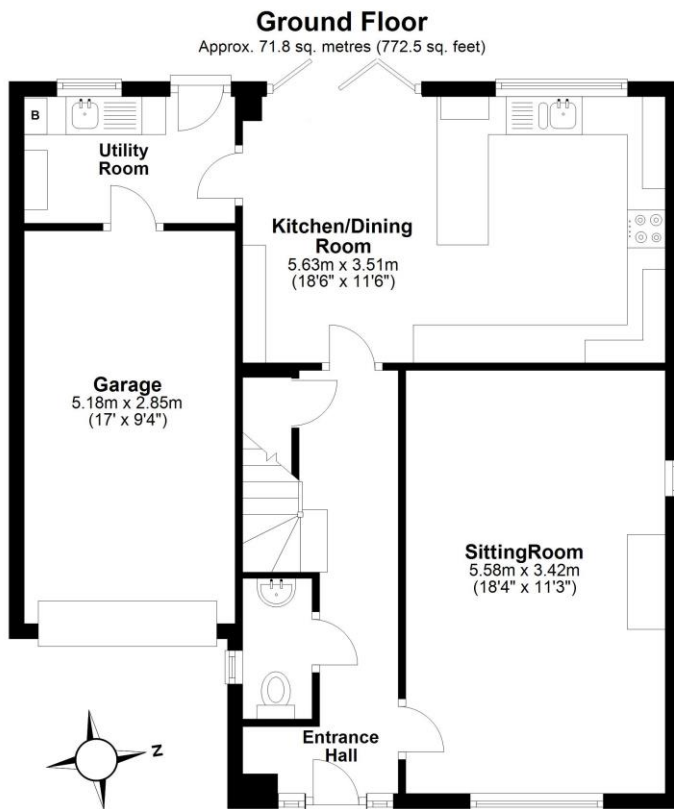
Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under and Geberit toilet frame with hung WC, tiled splashbacks, extractor fan, shaver point, heated towel rail, tiled flooring.

EXTERNALLY

Professionally landscaped garden, featuring pergola and multi-level patio, raised beds and borders, with a variety of flowers, shrubs and fruit trees and a lawned area, exterior lighting, power sockets, cold water tap, a timber framed shed with light and power and gated access on both sides. Security lighting to front and rear and a driveway to the front provides off road parking.





Total area: approx. 139.7 sq. metres (1503.3 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Council Tax: Band F - £3,697.71 (April 2025 - March 2026 financial year)

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

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up the hill onto Masons Lane and at the mini roundabout bear left onto Bath Road. Turn left at the next roundabout onto Winsley Road where number 199b will be found further along on the right-hand side, located in a private 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	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		