



105 Leigh Park Road
Bradford on Avon, Wiltshire, BA15 1TG



Tucked away in a quiet cul-de-sac on the ever-popular Bath side of Bradford, this extended semi-detached home is ideally located for Christchurch and St Laurence schools. Offering particularly spacious ground floor accommodation, it features a versatile study and a family-friendly kitchen/dining room that opens onto a delightful garden. A generous garage and driveway add to the appeal. Rarely available in today's market, this superb home presents an opportunity not to be missed.



Three Bedrooms
Sitting Room
Study
Kitchen/Dining Room
Bathroom
Garden
Large Garage
Driveway
Gas Central Heating
UPVC Double Glazing

Guide Price £400,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door and window to front, radiator, stairs to the first floor.

Sitting Room

3.98m (13') x 3.75m (12'4")

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

Kitchen/Dining Room

6.31m (20'8") max x 5.07m (16'8")

UPVC double glazed windows to side and rear, UPVC double glazed double doors to garden, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, integrated fridge and dishwasher, electric oven, gas hob, radiator.

Study

2.67m (8'9") x 2.49m (8'2")

Radiator.

FIRST FLOOR

Landing

UPVC double glazed window to side, access to loft, boiler cupboard.

Bedroom 1

3.21m (10'6") x 3.15m (10'4")

UPVC double glazed window to front, radiator, built in wardrobe.

Bedroom 2

3.24m (10'8") x 2.84m (9'4")

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

Bedroom 3

2.51m (8'3") x 2.23m (7'4")

UPVC double glazed window to front, storage cupboard.

Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under, and close coupled WC, extractor fan.

EXTERNALLY

The rear garden is mainly laid to lawn with patio, pergola and ornamental pond. A driveway to the front provides off road parking and leads to:

Garage 4.97m (16'4") x 3.73m (12'3")

Power and light, UPVC double glazed window to rear, up and over door to front.

Utility Area

1.94m (6'4") x 1.22m (4')

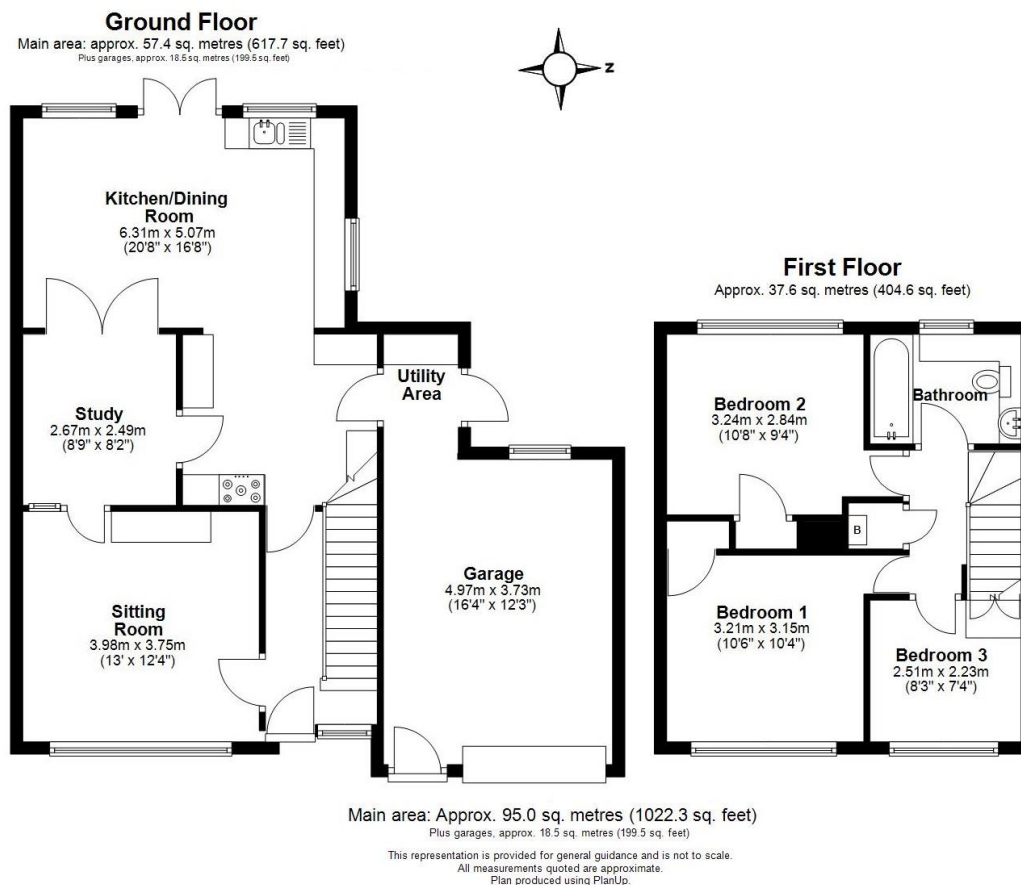
Worktop space, plumbing for washing machine, space for tumble dryer, glazed wooden door to garden.

Council Tax: Band C - £2,275.51

(April 2025 - March 2026 financial year).

Tenure: Freehold.





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

What3words: ///screen.hologram.remover

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and bear right onto Masons Lane. At the top of the hill, bear left at the mini roundabout onto Bath Road. Proceed straight over the next mini roundabout and turn right onto Berryfield Road. Follow the road and take the second turning on the left onto Leigh Park Road. Take the third turning left and proceed up the hill, at the end of the road turn left where number 105 will be found 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		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		