



17 Wine Street  
Bradford on Avon, Wiltshire, BA15 1NS



A rare opportunity to acquire a substantial detached bungalow, set on a generous plot with a double garage and ample parking. One of just three individually designed homes built in the 1970s, this unique property enjoys a tucked-away, elevated position on the Bath side of town. Offering exceptional potential for a growing family or those seeking the convenience of single-storey living, this superb home is sure to attract strong interest so early viewing is highly recommended.

Four Bedrooms  
Sitting Room  
Dining Room  
Kitchen  
Utility Room  
En-Suite Shower Room  
Bathroom  
Garden  
Double Garage  
Driveway

£895,000



## ACCOMMODATION (all dimensions approximate)

### GROUND FLOOR

#### Porch

UPVC obscure double glazed window and entrance door to front, wooden single glazed window to front.

#### Entrance Hall

Internal window to front, built-in storage cupboard, three radiators, stairs to upper hall.

#### Sitting Room 7.02m (23') x 5.09m (16'8")

UPVC double glazed windows to side and rear, feature fireplace, three radiators, UPVC double glazed sliding door to garden.

#### Dining Room 5.38m (17'8") x 3.68m (12'1") max

UPVC double glazed window to side, two radiators, aluminium double glazed door to garden.

#### Kitchen 3.45m (11'4") x 2.71m (8'11")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, integrated fridge and dishwasher, fitted electric oven, four ring gas hob with extractor hood over.

#### Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, built-in storage cupboard, radiator, loft hatch.

#### Cloakroom

Internal window to rear, wash hand basin, close coupled WC, tiled splashback, extractor fan.

#### Bedroom 1 4.77m (15'8") x 3.99m (13'1")

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

#### En-Suite Shower Room

Two UPVC obscure double glazed windows to side, three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator.

#### Upper Hall

Airing cupboard housing hot water cylinder.

#### Bedroom 2 3.31m (10'10") x 2.77m (9'1")

UPVC double glazed window to rear, radiator.

#### Bedroom 3 3.93m (12'11") x 3.10m (10'2")

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

#### Bedroom 4 3.65m (12') x 2.66m (8'9")

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

#### Bathroom

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

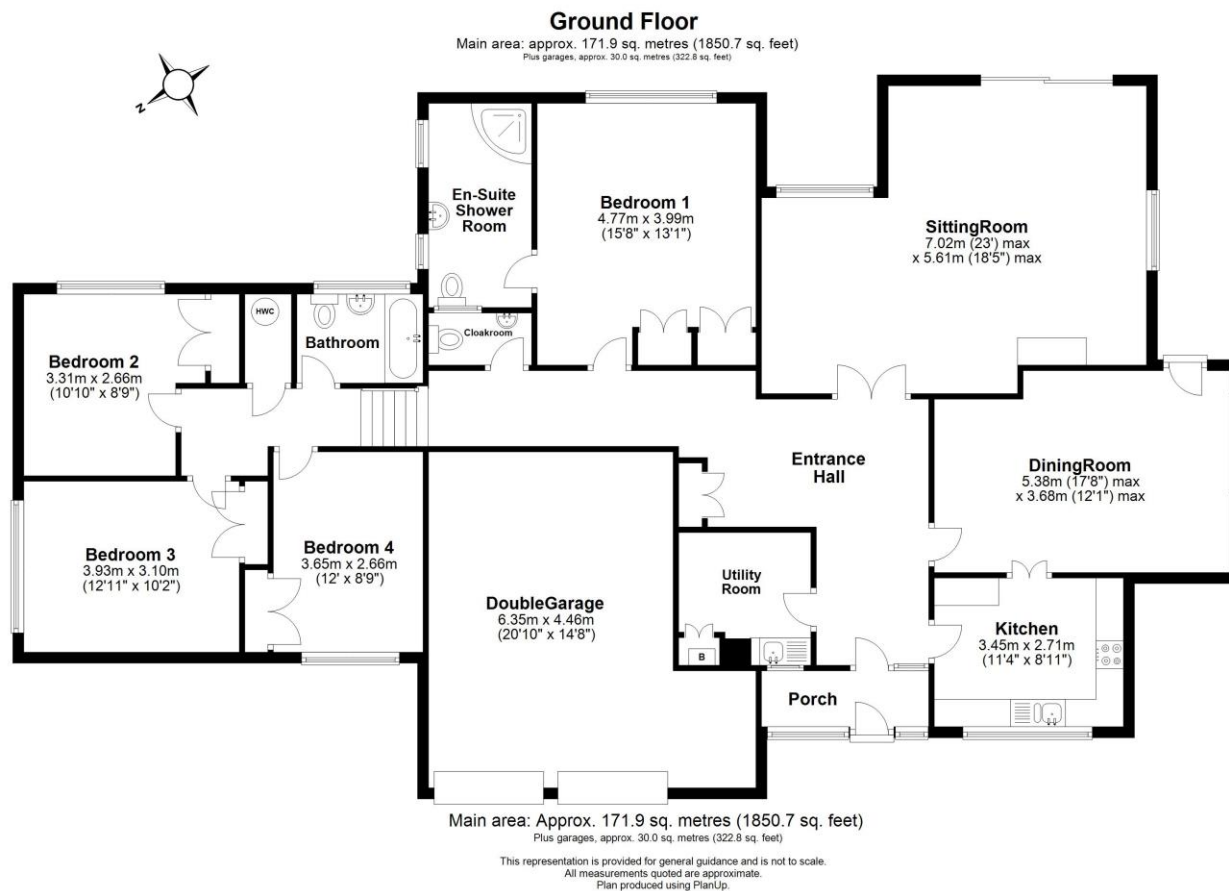
### EXTERNALLY

Generous plot mainly laid to lawn with mature borders and shrubs, patio area. Driveway to front leading to:

#### Double Garage 6.35m (20'10") x 4.46m (14'8")

Power and light connected, two up and over doors to front.





**Council Tax:** Band G - £4,266.58 (April 2025 - March 2026 financial year)

**Tenure:** Freehold.

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

**What3words:** ///doubts.mainland.noses

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Continue up the hill onto Masons Lane and take the first exit at the mini roundabout onto Bath Road. Take the first exit at the next mini roundabout onto Winsley Road and take the fourth turning left onto Wine Street. Proceed down the hill where number 17 will be found on the right-hand side, 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		
69-80	C		79 C
55-68	D	62 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

