



2b Loddon Way
Bradford on Avon, Wiltshire, BA15 1HG

Beautifully presented and thoughtfully designed, this attractive detached home was built in 2004 and offers generous space throughout. Ideally located on the south side of town, it's perfectly placed to enjoy the Kennet & Avon Canal and within easy reach of central amenities, including the train station. The heart of the home is the light and spacious open-plan kitchen and dining area, featuring bi-folding doors that open onto the lovely south-westerly facing garden - ideal for relaxing or entertaining. There's also a generous sitting room with a cosy log-burning stove, and a separate study, perfect for working from home. Finished to a high standard throughout, this is a wonderful home in a great location - a rare find in the current market.



Four Bedrooms
Sitting Room With Wood Burning Stove
Open Plan Kitchen Dining Room
Study
Utility Room
Bathroom
En-Suite Shower Room
Cloakroom
Garden
Driveway

£625,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed door to front, stairs to first floor, walk-in storage cupboard.

Cloakroom

UPVC obscure double glazed window to side, wash hand basin with cupboard under, close coupled WC, extractor fan, heated towel rail.

Study 3.30m (10'10") x 3.20m (10'6")

UPVC double glazed window to front with shutters, radiator.

Sitting Room 5.59m (18'4") max x 3.77m (12'4") max

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

Kitchen/Dining Room 8.33m (27'4") max x 3.98m (13'1") max

UPVC double glazed window to rear, double glazed bi-fold doors to garden with electric blinds and external awning, fitted with a matching range of base and eye level units with worktop space over, matching island unit with breakfast bar and storage under, composite sink with Quooker hot water tap, integrated fridge freezer and dishwasher, fitted eye level electric double oven, four ring electric induction hob with extractor hood over, two radiators.

Utility Room 2.68m (8'10") x 2.11m (6'11")

UPVC double glazed door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for washing machine, radiator, wall mounted gas combination boiler.

FIRST FLOOR

Landing

UPVC double glazed window to side with shutters.

Bedroom 1 3.77m (12'4") x 3.74m (12'3")

UPVC double glazed window to front with shutters, radiator.

En-Suite Shower Room

UPVC obscure double glazed window to side, three piece suite comprising shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, extractor fan, heated towel rail.

Bedroom 2 3.77m (12'4") x 3.08m (10'1")

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

Bedroom 3 4.42m (14'6") x 3.35m (11')

UPVC double glazed dormer window to front with shutters, radiator.

Bedroom 4 4.41m (14'6") x 2.90m (9'6")

UPVC double glazed dormer window to rear, radiator.

Bathroom 2.64m (8'8") x 2.13m (7')

UPVC obscure double glazed window to side, three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, heated towel rail, recessed shelves.

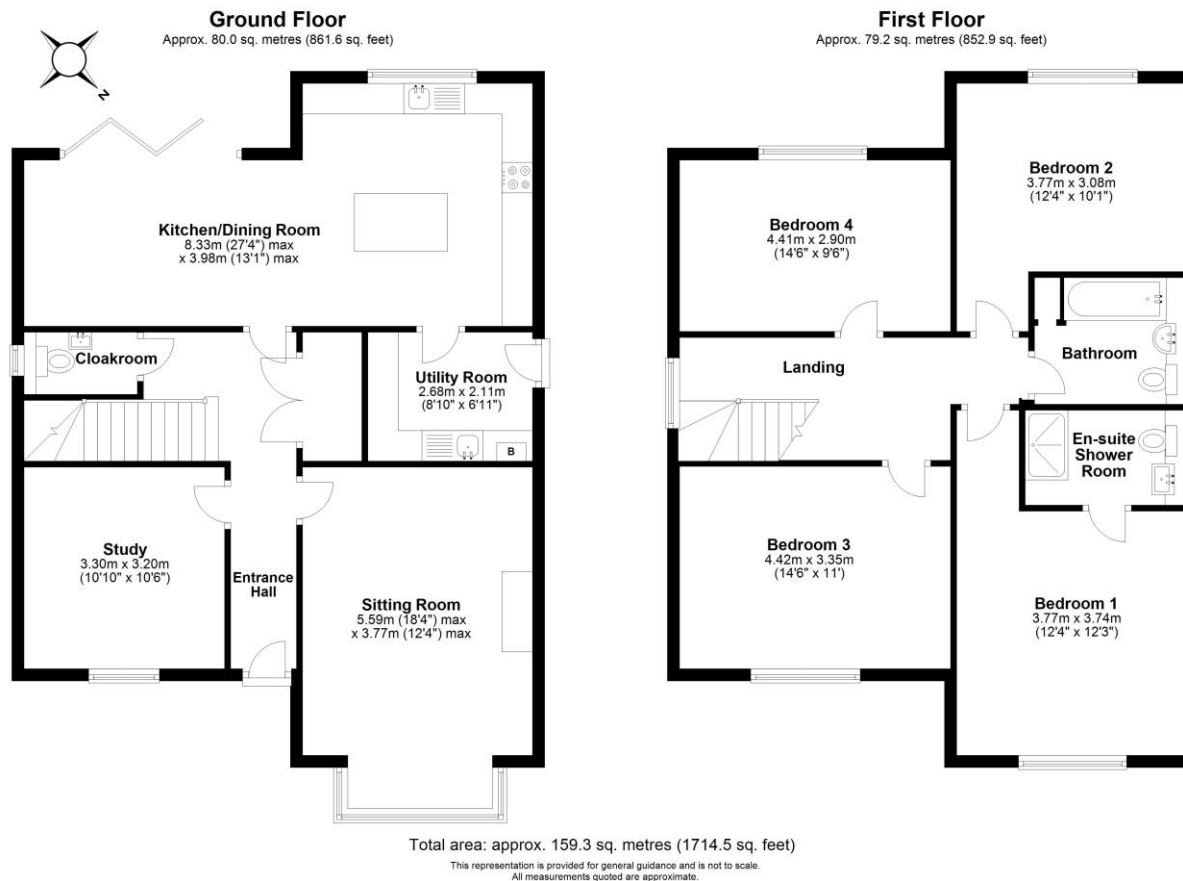
EXTERNALLY

The enclosed rear garden is mainly laid to lawn with two patios, flower and shrub borders, raised bed, garden shed, outside cold water tap, exterior lighting, electric awning, gated side access and external power sockets. To the front of the property is a driveway to the front providing off road parking for two cars, bin store, key safe.

Council Tax: Band E - £3,128.82 (April 2025 - March 2026 financial year).

Tenure: Freehold.





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

What3words: ///alongside.cobble.handbags

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and across the town bridge. Take the first exit at the next roundabout onto St Margarets Street and continue onto Trowbridge Road. Proceed over the next roundabout and take the next turning on the left onto Culver Road. Take the first turning right onto Southville Road and immediately right onto Loddon Way where 2b will be found on the right.

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.

