



11 Palairt Close
Bradford on Avon, Wiltshire, BA15 1US

A well-extended detached home occupying a generous plot within the highly desirable Southway Park development, conveniently positioned for the Kennet & Avon Canal, train station and Sainsbury's supermarket. Offering particularly spacious ground-floor living accommodation, the property presents excellent scope for further enhancement and is available with no onward chain. An outstanding opportunity for growing families or downsizers alike. Early viewing is highly recommended.



Generous Plot
Three Double Bedrooms
Sitting Dining Room
Study
Kitchen
Bathroom
Cloakroom
Garage & Driveway
Solar Panels
No Onward Chain

£497,500



ACCOMMODATION

(all dimensions being approximate)

Entrance Hall

UPVC obscure double glazed door and window to front, radiator, stairs to the first floor, storage cupboard.

Cloakroom 2.00m (6'7") x 1.46m (4'9")

UPVC obscure double glazed window to front, wash hand basin and low-level WC, radiator, plumbing for washing machine.

Sitting/Dining Room

7.57m (24'10") max x 5.83m (19'2") max
Double glazed porthole window to side, UPVC double glazed windows and French doors to rear, three radiators.

Study 3.15m (10'4") x 2.40m (7'10")

UPVC double glazed window to rear, radiator.

Kitchen 3.17m (10'5") x 2.69m (8'10")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, breakfast bar, ceramic sink, space for fridge/freezer, fitted electric oven and four ring electric hob with pull out extractor hood over, fitted dishwasher, radiator, UPVC double glazed obscure door to side.

FIRST FLOOR

Landing

UPVC double glazed window to side, cupboard housing gas boiler and hot water cylinder.

Bedroom 1 3.46m (11'4") x 3.10m (10'2")

UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom 2 3.46m (11'4") x 2.76m (9'1")

UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom 3 2.70m (8'10") x 2.69m (8'10")

UPVC double glazed window to front, fitted wardrobe, radiator.

Bathroom 2.13m (7') x 1.90m (6'3")

UPVC obscure double glazed window to front, bath with shower over, wash hand basin with cupboard under and close coupled WC, extractor fan, radiator.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with patio, a variety of flowers, trees and shrubs, gated side access and exterior lighting. The front garden is also mainly laid to lawn with a variety of shrubs, and driveway providing off road parking.

Garage 5.01m (16'5") x 2.46m (8'1")

Electric roller door, uPVC double glazed door to rear.

Council Tax:

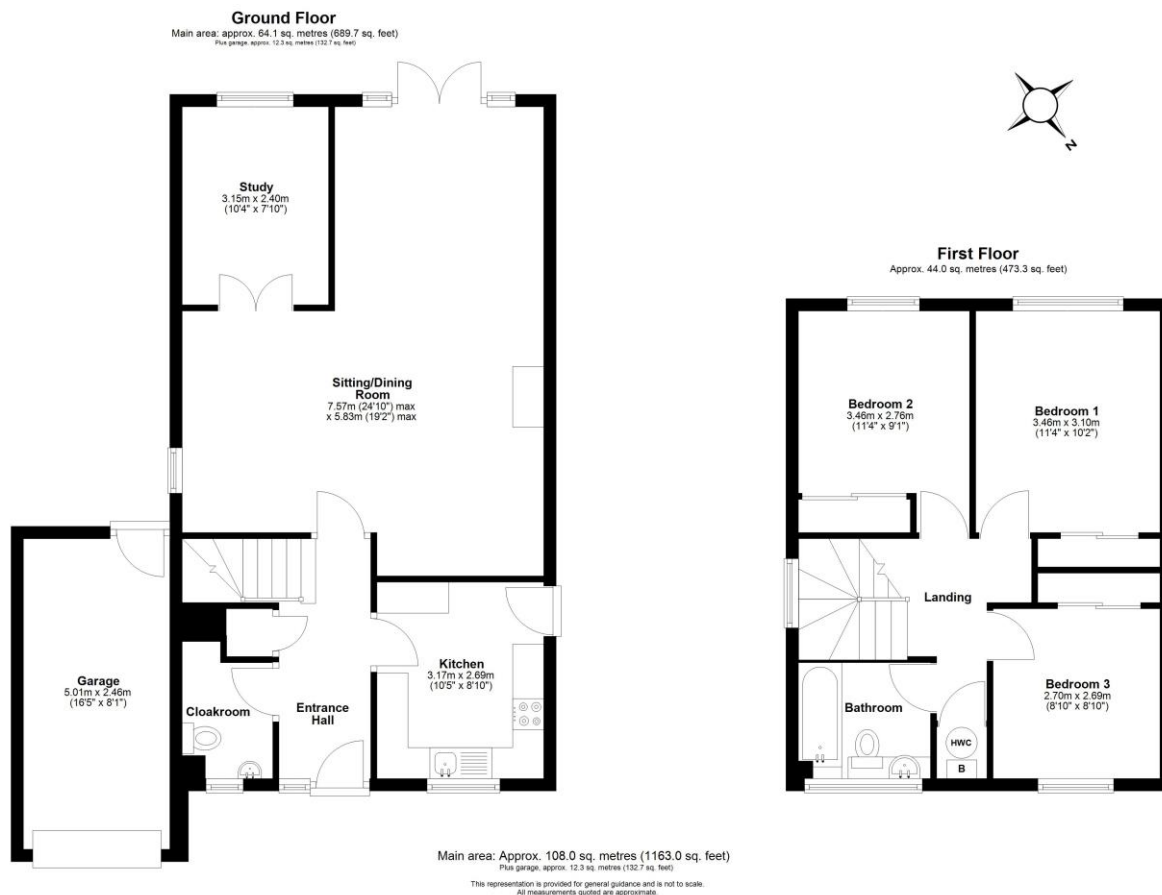
Band D - £2,559.95

(April 2025 - March 2026 financial year).

Tenure:

Freehold.





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

What3words: ///coherent.hesitate.worksheet

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and across the town bridge. Take the first exit at the next mini roundabout onto Trowbridge Road. Continue and before leaving Bradford, turn right onto Moulton Drive and take the second turning on the right onto Southway Road. Take the fourth turning on the right onto Palairt Close where number 11 will be found on the left-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.

