



14 Folly Field
Bradford on Avon, Wiltshire, BA15 1XA

A well-extended detached home located on the highly desirable Southway Park development, ideally positioned for the Kennet & Avon Canal, mainline train station, and Sainsbury's supermarket. The well-proportioned accommodation is arranged over two floors and features a spacious 24' sitting room with double doors opening onto a south-westerly facing garden, alongside a separate dining room, kitchen, and useful utility room. This superb property presents an excellent opportunity for a growing family or downsizers seeking a convenient and well-connected location. Vendor suited - early viewing is highly recommended.



Four Bedrooms
Sitting Room
Dining Room
Kitchen
Utility Room
Bathroom
Shower Room
Garden
Driveway
Vendor Suited

£600,000

ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden obscure double glazed door and window to front, stairs to first floor with storage under, radiator.

Cloakroom 2.39m (7'10") max x 1.37m (4'6") max
Two piece suite comprising close coupled WC and wash hand basin with cupboard under, extractor fan, radiator.

Sitting Room 7.39m (24'3") max x 3.85m (12'8") max
UPVC double glazed window to front, UPVC double glazed double doors to rear, feature electric fireplace, two radiators.

Dining Room 2.99m (9'10") x 2.68m (8'10")
UPVC double glazed double door to rear, radiator.

Kitchen 4.71m (15'5") x 2.30m (7'7")
UPVC double glazed window to side and rear, UPVC double glazed door to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge, space for electric cooker with extractor hood over, radiator.

Utility Room 5.17m (16'11") x 2.30m (7'7")
UPVC double glazed door to side, 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, plumbing for washing machine, space for fridge freezer and tumble dryer, cupboard housing wall mounted gas boiler serving heating system and hot water, extractor fan.

FIRST FLOOR

Landing

UPVC obscure double glazed window to side, airing cupboard housing hot water cylinder, loft hatch.

Bedroom 1 3.66m (12') x 3.00m (9'10")
UPVC double glazed window to rear, fitted wardrobes, radiator.

Bedroom 2 4.82m (15'10") x 2.30m (7'7")
UPVC double glazed window to rear, loft hatch, radiator.

Bedroom 3 3.82m (12'7") x 2.77m (9'1")
UPVC double glazed window to front, fitted wardrobes, radiator.

Bedroom 4 2.62m (8'7") x 1.97m (6'5")
UPVC double glazed window to front, radiator.

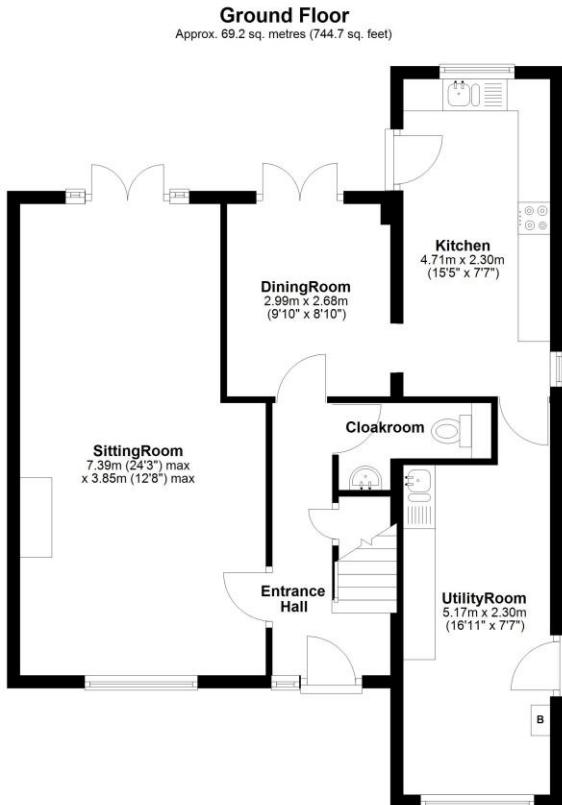
Bathroom 2.17m (7'1") x 1.86m (6'1")
UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, heated towel rail.

Shower Room 2.28m (7'6") x 1.55m (5'1")
UPVC obscure double glazed window to side, three piece suite comprising shower enclosure, 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 area, shed, a variety of shrubs and flowers, gated side access, cold water tap and external lighting. The front garden is also laid to lawn with a variety of tree and shrubs, and driveway providing off road parking.





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

Viewing: Strictly by appointment through the agent **Kingstons.** **What3words:** ///donates.stem.taller

Directions: From our office in Silver Street proceed down the hill, over the mini roundabout and across the town bridge. Take the second exit at the next roundabout onto the Frome Road and over the canal bridge. At the edge of town turn left at the roundabout into Moulton Drive. Proceed into Moulton Drive and over the mini roundabout, taking the second turning on the left hand side into Southway Road. Take the third turning on the right hand side into Follyfield, where number 14 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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

