

## 34 Meadowfield, Bradford-on-Avon, BA15 1PL. Guide price: £775,000.

## Far reaching views from this much-loved detached home. Flexible accommodation with four bedrooms, two bathrooms, three receptions & study in a popular location.

The ground floor offers well proportioned & flexible accommodation. One immediately takes in the lovely views on arrival here. Inside we find a welcoming entrance hall. The living room with fireplace & large picture window is generous in size, faces the front and again takes advantage of the views. Adjoining the living room is the dining room with patio doors leading out into the rear garden linking with the kitchen breakfast room overlooking the rear garden with separate utility room, again with a door out to the garden. A conservatory to the side of the house has created an extra dimension in the form of a garden room. To the front is a study plus fourth bedroom/second study with adjoining downstairs bathroom, ideal for a dependant relative. Upstairs are three generous bedrooms, the principal with built-in wardrobes and views for miles & miles. Lastly there is the family shower room.

Externally there is ample driveway parking for three cars, a small lawned area & double garage. The mature rear garden is on a gentle slope, has a patio running the width of the house, is mostly lawned and well planted with a greenhouse & space for growing vegetables and further spaces to enjoy the sunshine.

Bradford-on-Avon boasts good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The railway station offers a picturesque ride to Georgian Bath for city centre shopping, lots of restaurants, tourist attractions, entertainment and night life.

- Detached family home
- Kitchen breakfast room plus utility



- Four bedrooms & two bathrooms
- 3 separate receptions & study





• Garden, double garage & ample parking















Comfortably flexible living spaces

Sought after location on the Cul de sac with wonderful northern slopes

views

Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale. Jeremy Jenkins Estate Agent Limited Registered No. 07110935, 1 Abacus House, Newlands Road, Corsham, Wiltshire, SN13 0BH. A wholly owned subsidiary of Grampus Property Company Limited. List of directors available on request. Registered in England: 07115125.

