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ESTATE AGENT

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
- Impressive views for miles **EPC - D**
- Garden, double garage & ample parking





Comfortably flexible living spaces

Sought after location on the northern slopes

Cul de sac with wonderful views

