



**JEREMY JENKINS**

ESTATE AGENT



# 24 The Tannery, Holt. BA14 6HS.

## Guide Price: £415,000

**A superb mid terrace, three bedroom home finished to a very high standard with sunny rear garden & parking.**

This modern, red brick home built by Stonewood in 2022 is an exclusive development located off the main road, next to the Glove Factory with beautiful countryside behind it. The kitchen diner faces the front of the house which you step into immediately on arrival. The smart kitchen has integrated and upgraded appliances - this is definitely the heart of the home and a good social space. The utility housing the washing machine & freezer is a bonus too. The living room is light & airy with large windows and sliding doors out to the rear garden. Lastly on the ground floor is a cloakroom and handy under the stair's cupboard/glory hole! Upstairs again is very light with a real feeling of space with vaulted ceilings, large windows & skylights. We have three bedrooms, the principal bedroom with built in cupboards and high spec ensuite. There are two further bedrooms one of which is being used as a study/home office & family bathroom with a bath and shower above.

At the rear is low maintenance garden that catches the afternoon sunshine with a patio area which is ideal for a spot of outside entertaining. It is laid mostly to lawn and has rear access. The front garden is lawned – it is perfect for grabbing a coffee and enjoying the morning sunshine. There are two private parking spaces directly outside the front door.

**EPC - B**

Holt is a popular village to the east of Bradford-on-Avon and boasts good amenities. We find a village store with post office, two pubs, church, primary school, playing fields, village green and cafeteria at the Glove Factory. It is also home to The Courts, an impressive National Trust property and lots of lovely walks. Waitrose & Sainsbury's are also nearby. A village with a real community feel!

- Terraced home in village location
- Handy utility & cloakroom
- Three bedrooms, principal with ensuite
- Living room overlooking rear garden
- High specification kitchen diner
- Private parking for two cars





*Terraced home in village location off the main road*

*Vaulted ceilings, large windows & skylights*

*Beautifully presented throughout*

