



**JEREMY JENKINS**

ESTATE AGENT



# 54 Berryfield Road, Bradford-on-Avon. BA15 1SY.

## Guide Price: £500,000

**An extended, semi-detached family home with four double bedrooms, south facing garden, garage & driveway parking close to local schools & amenities on the popular north side of the town.**

This family home has a special feel about it; it sits elevated, on a fabulous corner plot with a real feeling of space and light around it. The ground floor has a generous lengthy, triple aspect light & airy living room with focal fireplace & nice open outlook. The kitchen diner & conservatory face the rear of the property & overlook the sunny, much-loved garden. Also, on the ground floor we find a small office space just off the hallway & playroom/bedroom with cloakroom, again overlooking the rear garden. Upstairs are four double bedrooms, three with built in wardrobes & family bathroom with both bath & separate shower cubicle.

Externally there is a good sized, south facing enclosed rear garden. There are doors from the kitchen, conservatory & playroom into the garden which is laid mostly to lawn with mature shrubs and borders. The garden wraps round to one side with side access. There is a small front garden, garage & ample driveway parking. **AVAILABLE WITH NO ONWARD CHAIN.** **EPC - D**

Berryfield Road is conveniently situated for local schools & amenities, these include; - 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's city centre for high street shopping, masses of restaurants, tourist attractions, entertainment and night life.

- A spacious, semi-detached family home
- Living room, playroom, study & cloak
- Four double bedrooms & family bathroom
- Excellent location for schools & amenities
- Kitchen diner plus conservatory
- South facing garden, garage & driveway





*An elevated semi-detached home on a corner plot*

*Good location for amenities and local schools*

*Spacious, light & airy, versatile accommodation*

