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ESTATE AGENT

174F Bradford Road, Winsley, BA15 2HN.

Guide price: £585,000

A four bedroom detached family home in Winsley, between Bath & Bradford-on-Avon. Smartly presented, generous garden & ample parking.

Here we find good accommodation smartly presented throughout. On arrival you are immediately in the large welcoming entrance hall with the second reception immediately on your left which is currently used as an office. Both the lengthy living room/diner with patio doors and the kitchen overlook the rear garden. The kitchen/breakfast room has the bonus of a utility room plus back door out to the rear garden. Lastly on the ground floor is the essential cloakroom. Upstairs, again like the hallway there is a generous landing with easy loft access, four bedrooms, principal with ensuite shower and family bathroom with both bath & shower over. This property has an exceptional **EPC** rating benefitting from owned solar panels on the roof.

Externally, the drive has ample parking. The rear garden is mostly laid to lawn, has new planting with trees and wild flowers & offers a patio seating area.

Winsley is a sought-after village between Bath and Bradford-on-Avon. It is very well served by amenities having an excellent farm shop with café, pub, health centre, church, village hall, bowls & cricket clubs, primary school and bus links to Bath. Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath, Weymouth, Bristol city centres for high street shopping, entertainment and night life.

- Popular village location
 - Kitchen overlooking garden & utility
 - Four bedrooms, bathroom & ensuite
 - Mature rear garden
 - Two receptions
 - Ample driveway parking
- EPC - A**





*Well located detached home
in
popular village*

*Four bedrooms, principal
with ensuite*

*Lovely garden & driveway
parking*

