



JEREMY JENKINS

ESTATE AGENT

41 Palairret Close, Bradford-on-Avon. BA15 1UT.

Guide Price: £700,000

A well thought out, extended family home in a sought-after location with fabulous garden & driveway parking.

The ground floor offers the WOW factor here from the minute you walk through the door with great family living spaces! We have a large, modern, open plan sociable kitchen diner with plenty of space for a generous dining table with bifold doors into the rear garden. Adjoining the kitchen is the playroom/snug. There is a separate utility & handy shower & cloakroom. The dual aspect, lengthy living room links with the family dining space. Lastly on the ground floor, the garage has been converted into a further reception room / home office. Upstairs offers four bedrooms and smart family bathroom.

Externally we find a lovely, mature, sunny rear garden with different areas to catch the sunshine throughout the day mostly lawned with lengthy patio area with seating area immediately outside the kitchen for outside dining.

Palairret Close is set on the sought-after Southway Park development on the popular southern outskirts of town. From here there is level access to the town centre, Sainsburys, pubs and the canal towpath walks. 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 and Bristol city centres for high street shopping, entertainment and night life.

EPC - C

- Sought after location on Southway Park
- 4 bedrooms & family bathroom
- Open plan kitchen diner, utility & cloak
- Lengthy living room, snug & office
- Enclosed rear garden with field behind
- Driveway parking





*Sought after location on
Southway Park*

*Fabulous downstairs
family spaces*

*Good rear garden &
driveway parking*

