



**JEREMY JENKINS**

ESTATE AGENT



# 5 Palaiet Close, Bradford-on-Avon. BA15 1US.

## Guide Price: £600,000

**A detached, smartly presented family home in a sought-after location with a fabulous private garden.**

The ground floor offers great family living space with a modern open plan sociable kitchen diner with plenty of space for a generous dining table with patio doors into the rear garden. There is a separate utility area with access into the garage and handy cloak, again with access into the rear garden. Separate to this we have a cosy, lengthy living room with log burner – the perfect evening retreat. Upstairs offers four bedrooms, master with an impressive walk-in wardrobe & ensuite. The other three bedrooms all with good storage, share the family bathroom.

Externally we find a lovely, mature, sunny rear garden with different areas to catch the sunshine throughout the day mostly lawned with patio seating immediately outside the patio doors. We also have the bonus of an extra added strip of garden to the side, ideal for keen gardeners wanting to grow vegetables, have chickens plus a handy log store. To the front we find driveway parking for several cars in front of the garage.

Palaiet 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
- Lengthy living room
- 4 bedrooms, master suit with dressing room
- Private, enclosed garden with an extra strip!
- Open plan kitchen diner, utility & cloak
- Garage & driveway parking





*Sought after location on  
Southway Park*

*Four bedrooms, master  
with ensuite*

*Garage & driveway  
parking*



