



53 Leigh Park Road, Bradford-on-Avon. BA15 1TF.

Guide Price: £495,000

A well-presented & refurbished semi-detached family home in a sought-after location on the favoured north side of town with level garden, garage & driveway parking.

This recently refurbished home has lovely family living spaces to suit all buyers! On arrival, the spacious light hallway with oak wood flooring links seamlessly to the living room at the front of the house, with large picture window & feature Stovax woodburning stove. From here we enter the dining room with patio door out to the rear garden - this is currently used as a study area. We have a utility room with ample storage, cloakroom and finally a fabulous kitchen diner which is situated in a single-story extension. This has dual aspect windows to the front & rear, double patio doors out to the garden and a large dining space. We have integrated appliances & Quooker tap. This social space is definitely the heart of the home. Upstairs offers three bedrooms, two generous doubles and a single all with built in wardrobes, the modern family bathroom with walk in shower & finally a very handy large airing cupboard.

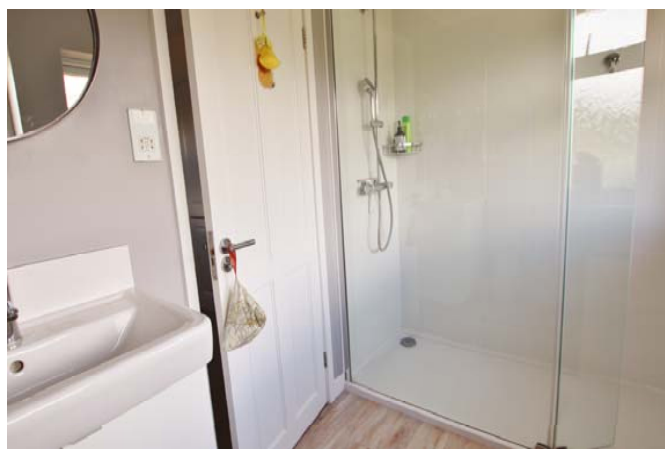
Externally we have a low maintenance well planted front garden, side access and a landscaped rear garden with clever planting and area for outside entertaining & dining. Finally, we have a single garage which can be accessed from the rear garden, and a shared driveway.

Leigh Park Road is on the favoured north side of town which has a lovely leafy green feel with fields opposite the house. The town centre, Sainsburys, pubs and the canal towpath walks are just a short walk down the hill. 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

- Corner plot in sought after location
- Three bedrooms & modern bathroom
- Generous kitchen diner
- Light living room with Stovax burner
- Enclosed landscaped rear garden
- Garage & driveway parking





*Sought after location on
the north side of town*

*Exceptionally well
presented*

*Corner plot, garage &
driveway parking*

