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ESTATE AGENT



54 Spencers Orchard, Bradford-on-Avon. BA15 1TJ.

Guide Price £535,000.

A one off, extended, semi- detached home nicely positioned in Spencers Orchard overlooking the canal.

There is a fabulous surprise waiting for you inside this home, it's not what you expect from the outside! We have a porch, entrance hall, beautifully presented comfortable living room with feature fireplace & good storage and then the surprise – a wonderfully extended, open plan kitchen diner / family room with bifold doors leading to the garden, a sociable space and surely the heart of the home. The garage has been converted into a fourth bedroom/office/garden room with patio doors to the garden & shower room. Upstairs are three bedrooms & the family bathroom.

Externally, the private, sunny garden with patio area runs the length of the house overlooking the canal. The garden is mature with plenty of beautifully planted beds, trees & hedging, seating areas, lawn & handy sheds. There is also garden to the front of the property and ample driveway parking for at least three cars. There are double gates to the rear garden for easy access.

Spencers Orchard is a very sought-after location within easy walking distance to town with level walks to the surrounding countryside, junior & senior schools, shops with post office & pubs. Sainsburys & the wonderful Kennett & Avon canal are just a few minutes' walk away. 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. Many residents commute to Bath (c.10 mins) by rail, a short walk away, as well as further afield; there are useful links to London (c.90 mins) and Cardiff. The town is also well served by routes and proximity to the A4, A36 and the M4 corridor. **EPC - C**

- A canal-side semi with a difference!
- Three/four bedrooms & two bathrooms
- Three receptions / flexible living space
- Level access to town centre & Sainsburys
- Pretty gardens overlooking the canal
- Driveway parking for three cars





*Popular canal side location
with a glorious garden*

*Beautifully presented flexible
accommodation*

*Ample driveway parking for
several cars*

