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ESTATE AGENT

16 Northleigh, Bradford-on-Avon, BA15 2RG.

Guide price: £895,000

Individual detached home offering comfortable, spacious, light & flexible living. Four double bedrooms, excellent receptions. Large gardens, garage & drive.

Number 16 is a unique detached home tucked away in Northleigh on the northeastern outskirts of town. The well-designed extension has transformed the living spaces adding an extra dimension. This offers flexibility & floods of natural light whilst beautifully linking the house & garden. On arrival we find a broad welcoming hallway. The living room faces the front with adjoining study/snug. The fabulous kitchen & family room is the heart of the home; the ideal space for cooking, eating and entertaining friends & family overlooking the private gardens. A real bonus is the utility room attached to the garage. Also off the hallway is the principal bedroom & ensuite also looking onto the gardens. There is another reception presently used as a comfortable home office. This could just as well be used as a fourth double bedroom. Lastly, we have the cloakroom. Upstairs are two further double bedrooms. These are set around a central landing. Once again, both enjoy a pleasant outlook; they share the family bathroom & WC. The property is smartly & thoughtfully presented throughout making it an essential pleasure to view for various buyers.

There are mature gardens to the front, side & rear all beautifully planted with shrubs & trees set around expanses of level lawn. There is an elevated decked seating area accessed from the kitchen family room from to soak up the sunshine. Also adjoining the family room is a patio seating area with space for a dining table & chairs, both enjoy the verdant scene. The profusion of trees hides a shady play area with walkways & paths snaking through the heavily planted beds to various sheds & stores. Gardeners, adventurous children & pets can really get "stuck in" here. The front of the house has ample parking on the gravelled driveway in front of the garage.

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.

- Individual detached home
- 2/3 receptions offering flexible living
- 3/4 double bedrooms, one ensuite
- Large level private gardens to 3 sides
- Superb open plan kitchen space plus utility
- Garage & driveway parking
- EPC - C**





Well-proportioned family home

Impressive open plan kitchen, family space & separate living room & snug

Gardens, garage & ample driveway parking

