



**Carlingcott**  
Coronation Avenue, Bradford on Avon, Wiltshire, BA15 1AX



Attractive stone-built 1930s detached home situated in the sought-after Woolley area of Bradford on Avon. Smartly presented and providing family-sized accommodation over three floors, this charming home also benefits from a south-westerly facing garden and a useful garage and driveway. Ideally positioned in a quiet residential area and within easy reach of both local amenities and open countryside, viewing is strongly recommended.



Four Bedrooms  
Sitting Room with Wood Burner  
Family Room  
Conservatory  
Kitchen  
Utility Room  
Cloakroom  
Garden  
Garage  
Driveway

£625,000



**ACCOMMODATION** (all dimensions being approximate)

## GROUND FLOOR

### Entrance Hall

UPVC double glazed obscure entrance door to front, stairs to first floor with built-in storage cupboard under, radiator.

### Sitting Room 3.64m (11'11") x 3.63m (11'11")

UPVC double glazed window to front, feature fireplace with wood burning stove, radiator.

### Family Room 3.94m (12'11") x 3.35m (11')

UPVC double glazed sliding door to garden, radiator.

### Kitchen 4.24m (13'11") x 2.97m (9'9")

UPVC double glazed window to front, skylight, fitted with a matching range of base and eye level units with granite worktops over, ceramic Belfast sink, freestanding range with five ring gas hob and electric ovens and extractor over, integrated fridge and dishwasher, radiator.

### Conservatory 2.90m (9'6") x 2.82m (9'3")

UPVC double glazed construction with windows to rear and side, radiator, UPVC double glazed double doors to garden.

### Utility Room

Fitted with a matching range of base and eye level units with worktop space over, composite sink, plumbing for washing machine, water softener.

### Cloakroom

UPVC obscure double glazed window to rear, closed coupled WC.

## FIRST FLOOR

### Landing

UPVC obscure double glazed window to side, stairs to second floor.

### Bedroom 1 3.96m (13') x 3.24m (10'8") max

UPVC double glazed window to rear, two built-in wardrobes, radiator.

### Bedroom 2 3.65m (12') x 3.35m (11')

UPVC double glazed window with shutter to front, built-in storage cupboard, radiator.

### Bedroom 3 2.42m (7'11") x 2.10m (6'11")

UPVC double glazed window with shutter to front, radiator.

### Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin with drawers under and close coupled WC, extractor fan, heated towel rail.

## SECOND FLOOR

### Bedroom 4 4.57m (15') x 4.21m (13'10") max

Two wooden double glazed Velux windows, eaves storage.

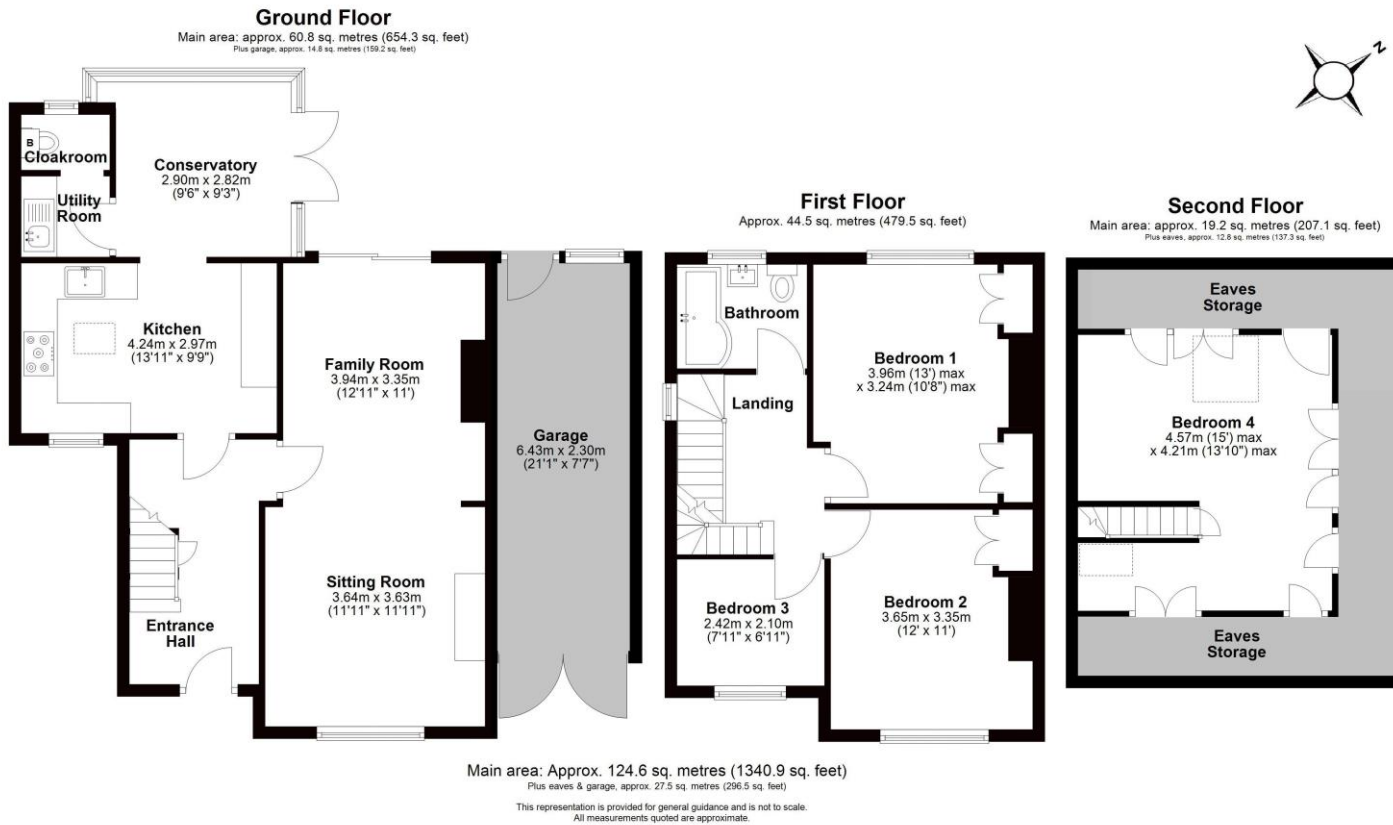
## EXTERNALLY

Enclosed rear garden mainly laid to artificial lawn, variety of flowers, trees and shrubs, patio area, cold water tap, lighting. The front garden has raised beds with a variety of flowers and shrubs, driveway providing off road parking.

### Garage 6.43m (21' 1") x 2.30m (7' 7")

Wooden double doors to front, wooden personnel door from garden, wooden single glazed window to rear, power and light connected.





**Council Tax:** Band D - £2,700.91 (April 2026 - March 2027 financial year)

**Tenure:** Freehold.

**Viewing:** Strictly by appointment through the agent **Kingstons**.

**What3words:** ///luck.harmlessly.expiring

**Directions:** From our office in Silver Street, proceed up the hill onto Woolley Street and continue onto Holt Road. Turn left at the mini roundabout onto Springfield and turn right at the double mini roundabouts onto Woolley Street. Take the next turning left onto Coronation Avenue where Carlingcott will be found on the left-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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