



5 Meadowfield
Bradford on Avon, Wiltshire, BA15 1PL

Enjoying an elevated position on the Bath side of Bradford on Avon, this extended detached bungalow offers well-proportioned and flexible accommodation, complemented by stunning far-reaching views to the rear. Situated in one of the town's most sought-after residential areas, ideally placed within easy reach of a number of local amenities, including the Wiltshire Music Centre, Co-op supermarket and a nearby pedestrian 'cut through' towards the town centre and train station.



Three Double Bedrooms
Sitting/Dining Room
Kitchen
Utility Room
En-Suite Shower Room
Shower Room
Studio
Conservatory
Store
Driveway

£695,000



ACCOMMODATION (all dimensions being approximate)

Entrance Hall

UPVC obscure double glazed entrance door to front, airing cupboard housing wall mounted gas boiler and hot water cylinder, radiator.

Sitting Room 5.76m (18' 11") x 3.77m (12' 4")

UPVC double glazed sliding door to rear, feature fireplace with gas fire, two radiators.

Dining Area 3.47m (11' 5") x 2.31m (7' 7")

UPVC double glazed window to front, radiator.

Kitchen 3.47m (11' 5") x 3.31m (10' 10")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for cooker and fridge freezer, larder cupboard, radiator.

Utility Room 4.15m (13' 7") x 3.28m (10' 9") max

UPVC double glazed internal window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, radiator, extractor fan.

Conservatory 4.15m (13' 7") x 2.47m (8' 1")

UPVC double glazed construction with double doors to garden.

Studio 3.36m (11') x 2.92m (9' 7")

UPVC double glazed window to side, radiator.

Please note: this room has been converted without building regulations from the original garage and has been used for the purpose of a studio but could be reverted to a garage.

Store/Workshop 3.01m (9' 11") x 1.87m (6' 2")

Up and over garage door to front, power and light connected, fitted wall and floor cupboards.

Bedroom 1 4.15m (13' 7") x 3.13m (10' 3")

UPVC double glazed window to rear, fitted wardrobe, radiator.

En-suite Shower Room

UPVC obscure double glazed window to side, three piece suite comprising tiled shower enclosure, wash hand basin with cupboard under and close coupled WC, part tiled surround, extractor fan, heated towel rail.

Bedroom 2 3.47m (11' 5") x 3.45m (11' 4")

UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom 3 3.72m (12' 2") x 3.08m (10' 1")

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

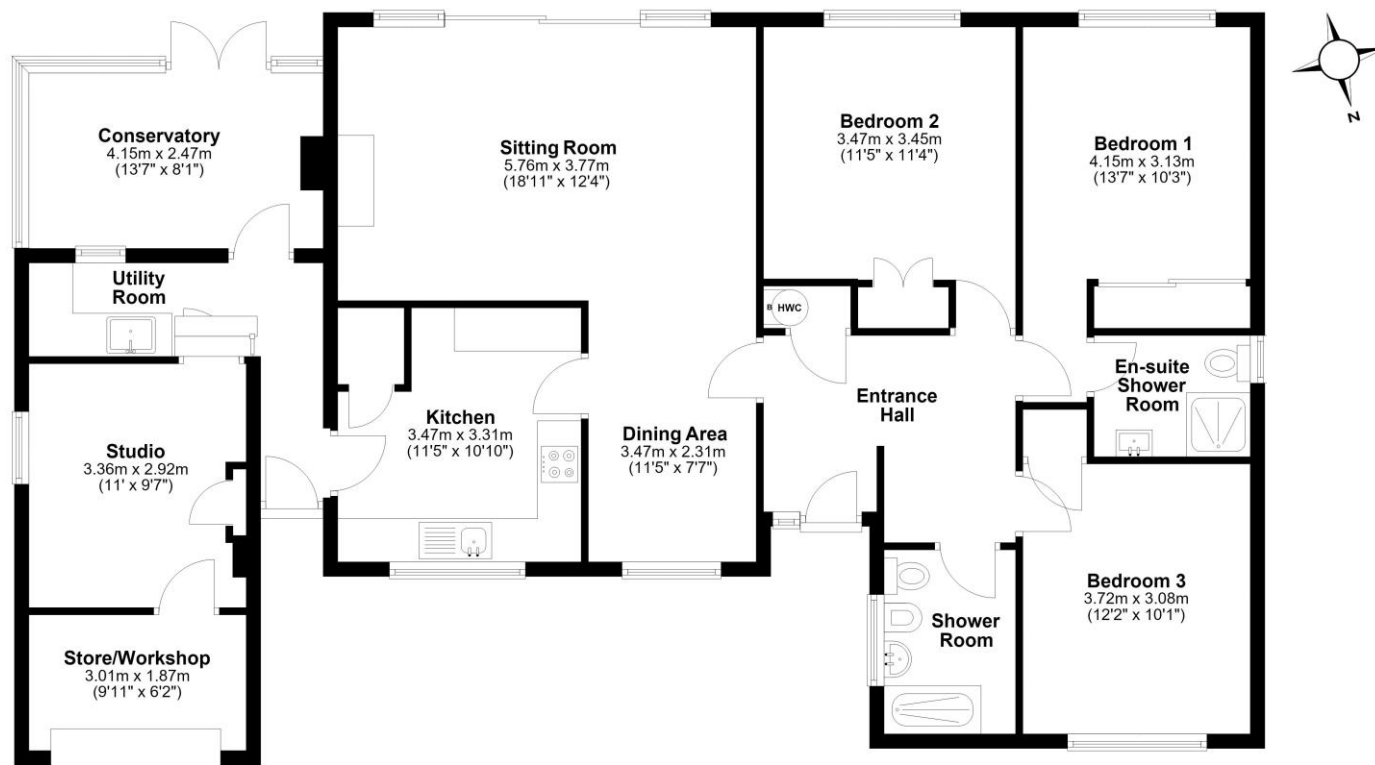
Shower Room

UPVC obscure double glazed window to side, four piece suite comprising, tiled walk in shower, wash hand basin with cupboard under, close coupled WC and bidet, part tiled surround, electric fan heater, extractor fan, heated towel rail.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with a variety of flowers, shrubs and trees, patio area, cold water tap, power socket, two sheds, summer house. Front garden is mainly laid to lawn with flower and shrub borders, driveway providing off road parking.





Main area: Approx. 131.6 sq. metres (1416.7 sq. feet)
Plus store, approx. 5.6 sq. metres (60.6 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Council Tax: Band E - £3,301.11 (April 2026 - March 2027 financial year)

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

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and bear right onto Masons Lane. At the top of the hill bear left at the mini roundabout onto Bath Road and turn left at the next mini roundabout onto Winsley Road. Take the fifth turning left onto Grove Leaze, proceed down the hill and take the first turning right onto Rickfield. Turn immediately right onto Meadowfield where number 5 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.

Tenure: Freehold.

What3words: ///lookout.thrashed.diplomats

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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