



14 Woolley Drive
Bradford on Avon, Wiltshire, BA15 1AU



Extended detached home offering a rare opportunity to modernise and create a bespoke family residence, situated in the highly sought-after Woolley area of Bradford on Avon, on the desirable Bath side of the river. Requiring updating throughout, the property presents tremendous scope for improvement and personalisation. The accommodation includes four bedrooms, three generously sized reception rooms, a useful cloakroom, and both front and rear gardens. A driveway provides off-street parking. An ideal prospect for buyers looking to make their mark and tailor a home to their own taste in one of the town's most prestigious settings.

£575,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch UPVC double glazed door to front, UPVC double glazed windows to front and side.

Entrance Hall UPVC obscure double glazed entrance door, stairs to first floor with storage under, electric storage heater.

Sitting Room 4.07m (13'4") x 3.95m (13')
Aluminium double glazed window to front, feature fireplace, recessed cupboards, electric storage heater.

Dining Room

3.25m (10'8") x 3.12m (10'3")
Aluminium double glazed window to rear, electric storage heater.

Kitchen 4.05m (13'3") max x 3.04m (10') max
Aluminium double glazed window to rear, fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, freestanding electric oven, cupboard.

Utility Room 3.45m (11'4") x 3.14m (10'4")
UPVC obscure double glazed door to side, aluminium double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for fridge freezer.

Cloakroom 2.51m (8'3") x 0.98m (3'3")
Metal frame obscure single glazed window to side, wash hand basin and low-level WC.

Study 4.70m (15'5") x 2.77m (9'1")
UPVC double glazed window to front, aluminium double glazed window to side, built in storage.

FIRST FLOOR

Landing UPVC double glazed window to side, electric storage heater.

Bedroom 1 4.34m (14'3") x 3.46m (11'4")
UPVC double glazed window to front and rear.

Bedroom 2 4.14m (13'7") max x 3.24m (10'8") max
Two UPVC double glazed windows to rear, fitted wardrobe.

Bedroom 3 3.42m (11'2") max x 3.14m (10'4") max
UPVC double glazed window to front, built-in wardrobe.

Bedroom 4 3.00m (9'10") x 2.01m (6'7")
UPVC double glazed window to front, built-in wardrobe.

Bathroom UPVC obscure double glazed window to rear, three piece suite comprising bath with electric shower over, pedestal wash hand basin and close coupled WC, electric heated towel rail.

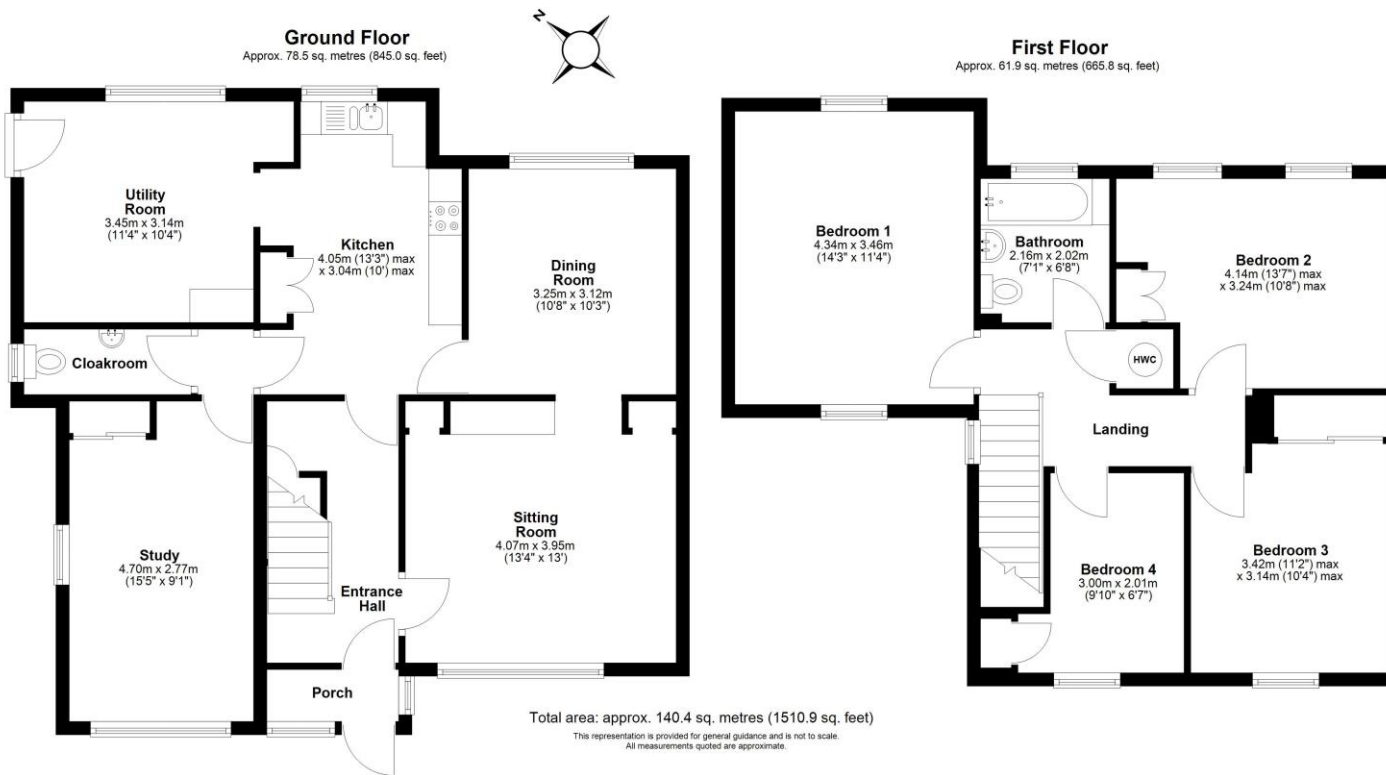
EXTERNALLY The rear garden is mainly laid to lawn with a variety of plants and shrubs, patio area, side access and outside cold water tap. The front garden is mainly laid to lawn with various plants and driveway providing off road parking.

Council Tax:

Band E - £3301.11 (April 2026 - March 2027 financial year).

Tenure:
Freehold.





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

What3words: ///farmer.column.holly

Directions: From our office in Silver Street, proceed up the hill to the roundabout and take the first exit onto Springfield. Proceed over the two mini roundabouts onto New Road and take the next turning right onto Woolley Drive. Take the first turning on the right and number 14 will be found at the end of the cul-de-sac 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		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		