



6 King Alfred Way
Winsley, Bradford on Avon, Wiltshire, BA15 2NG

Extended and beautifully improved semi-detached home occupying a large, mature plot, and offering spacious, well-appointed accommodation across three floors. Ideally located near village amenities such as a primary school, health centre, pub, farm shop, and café, this outstanding property is perfect for a growing family. With the vendor already suited, prompt and decisive viewing is highly recommended.



Four Bedrooms
Two Bathrooms
Sitting Room
Kitchen Dining Room
Utility Room
Cloakroom
Garage
Driveway
Large Garden
Garden Studio

£500,000



ACCOMMODATION
(all dimensions being approximate)

GROUND FLOOR

Porch

Entrance Hall

UPVC obscure double glazed entrance door, radiator, stairs to the first floor.

Sitting Room 4.31m (14'2") max x 3.97m (13') max
UPVC double glazed window to front, radiator.

Kitchen/Dining Room

6.21m (20'4") max x 3.62m (11'11") max
UPVC double glazed window to rear, aluminium double glazed bi-folding door to rear. Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit, integrated dishwasher, space for fridge freezer, fitted electric oven, four ring electric hob with extractor hood over, storage cupboard, radiator,

Utility Room 2.71m (8'11") x 1.97m (6'6")

UPVC double glazed window to side and door to rear, plumbing for washing machine with worktop space over, tiled flooring, radiator.

Cloakroom

UPVC obscure double glazed window to rear, two piece suite comprising wash hand basin with cupboard under and close coupled WC, tiled splashback, heated towel rail.

FIRST FLOOR

Landing

UPVC obscure double glazed window to side, loft hatch, stairs to second floor, storage cupboard.

Bedroom 2 4.01m (13'2") max x 3.67m (12'1") max
UPVC double glazed window to front, radiator.

Bedroom 3 3.66m (12') x 2.88m (9'5")
UPVC double glazed window to rear, radiator.

Bedroom 4 2.98m (9'9") max x 1.88m (6'2") max
UPVC double glazed window to front, radiator.

Bathroom

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

SECOND FLOOR

Landing

Double glazed velux window to front.

Bedroom 1 5.23m (17'2") x 3.68m (12'1")

Double glazed velux windows to front and rear.

Bathroom

Double glazed Velux to rear, three-piece suite comprising bath, pedestal wash hand basin and close coupled WC, tiled splashbacks,

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with patio, a variety of trees, flower and shrub borders, external power socket, side access, shed and garden studio. The front garden is also laid to lawn with flower beds and hedge border, and driveway providing off road parking.

Garage

Power and light connected, up and over door.

Garden Studio

Two single glazed windows to front, glazed double door.

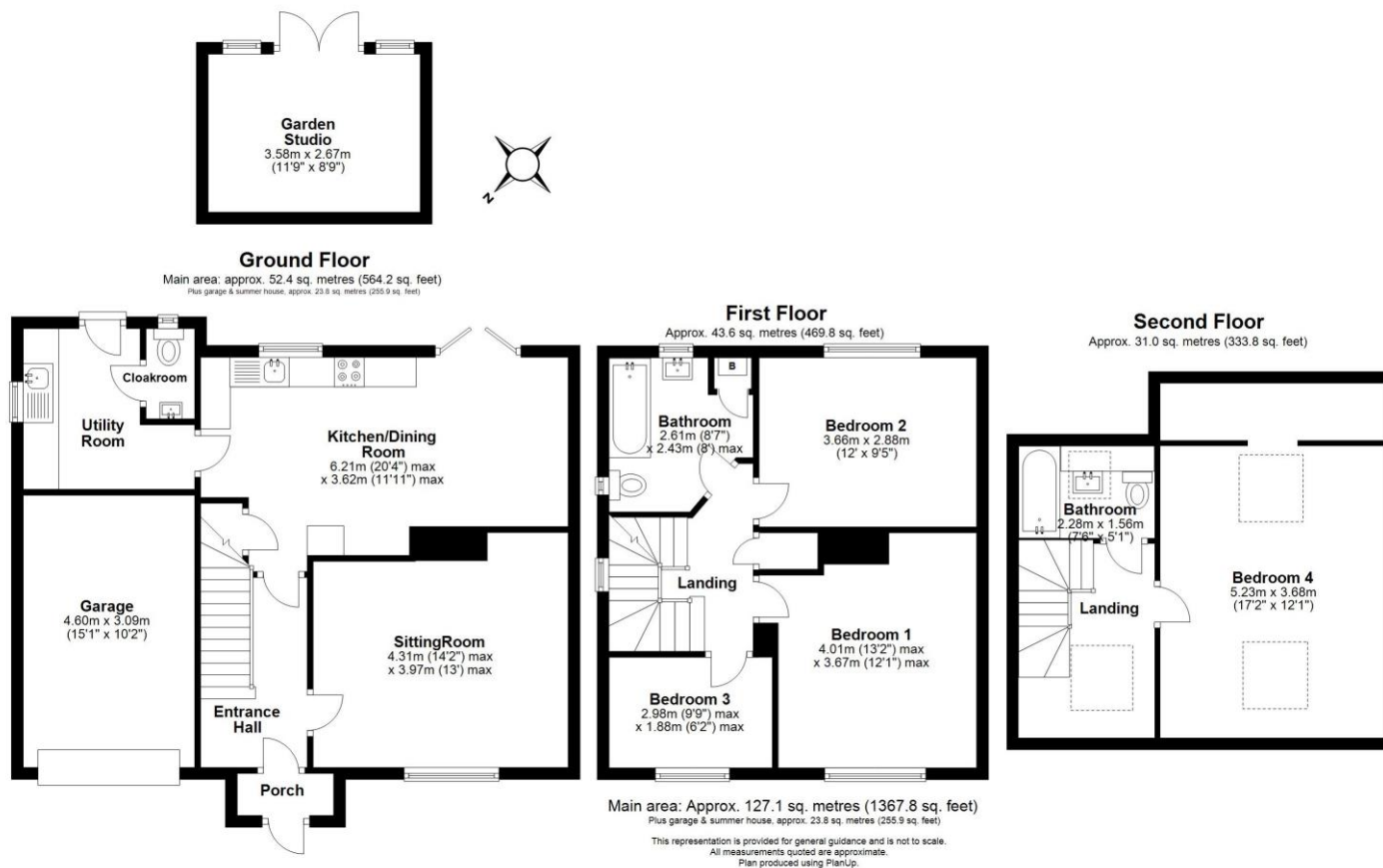
Council Tax: Band B - £1,871.97 (April 2026 - March 2027 financial year). **Improvement indicator - Yes**

If a property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

Tenure:

Freehold.





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

What3words: ///post.disputes.scooters

Directions: Leave Bradford via the B3108 Winsley Road. Upon reaching Winsley, take the first exit at the roundabout onto Bradford Road and the third turning right at the crossroads onto Dane Rise. Take the second turning left onto King Alfred Way where number 6 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		