

6 Baileys Barn

Bradford on Avon, Wiltshire, BA15 1BX

KINGSTONS

A smart and well-proportioned home with a rare double garage, tucked away within a cul-de-sac on the sought-after Frome side of town. Available with no onward chain, this bright property features a conservatory overlooking the enclosed garden and presents an ideal opportunity to modernise and personalise to your taste. Location-wise, it is perfectly placed just moments from scenic walks along the Kennet & Avon canal, whilst remaining within easy walking distance of the train station, Fitzmaurice School, and Sainsbury's. Highlights include a private driveway and natural light throughout.





Moments From The Kennet & Avon Canal
Walking Distance Of Train Station, Sainsbury's & School
Double Garage & Driveway
Four Bedrooms
Three Reception Rooms
Bathroom, En-Suite & Cloakroom
Kitchen Breakfast Room
Utility Room
Enclosed Garden
No Onward Chain

£600,000











ACCOMMODATION (all dimensions approximate)

GROUND FLOOR

Entrance Hall 2.96m (9'9") x 2.89m (9'6")
Wooden double-glazed obscure entrance door to front, cupboard, stairs to first floor, radiator.

Cloakroom 1.58m (5'2") x 1.38m (4'6")
Wooden obscure double-glazed window to side, pedestal wash hand basin, close coupled WC, radiator.

Sitting Room 6.12m (20'1") x 3.36m (11')
Wooden double glazed box window to front, wooden double-glazed double door to rear, feature gas fireplace, two radiators.

Conservatory 3.07m (10'1") x 2.79m (9'2")
UPVC double glazed construction with UPVC double glazed door to garden.

Dining Room 3.10m (10'2") x 2.97m (9'9")
Wooden double-glazed window to rear, radiator.

Kitchen 3.13m (10'3") x 2.61m (8'7")
Wooden double-glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink, integrated fridge, freezer and dishwasher, fitted eye level electric oven, four ring gas hob with extractor hood over, radiator.

Breakfast Room 2.85m (9'4") x 2.66m (8'9")
Wooden double-glazed double door to rear, radiator.

Utility Room 2.19m (7'2") x 1.60m (5'3")
Wooden double-glazed obscure door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for washing machine, space for tumble dryer, radiator.

FIRST FLOOR

Landing
Radiator, loft hatch.

Bedroom 1 4.23m (13'11") x 3.43m (11'3") max
Wooden double-glazed window to rear, built in wardrobe, radiator.

En-suite Shower Room 1.87m (6'2") x 1.79m (5'10")
Wooden obscure, double glazed window to front, fitted with three piece suite comprising, shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, shaver point and light, radiator.

Bedroom 23.38m (11'1") x 2.78m (9'1")
Wooden double-glazed window to front, built in wardrobe, radiator.

Bedroom 3 3.13m (10'3") x 2.94m (9'8")
Wooden double-glazed window to rear, radiator.

Bedroom 4 2.61m (8'7") x 2.17m (7'1")
Wooden double-glazed window to rear, radiator.

Bathroom 3.90m (12'10") x 1.80m (5'11")
Wooden obscure double-glazed window to front, fitted with three piece suite with comprising, bath, pedestal wash hand basin and close coupled WC, extractor fan, airing cupboard housing hot water cylinder, radiator.

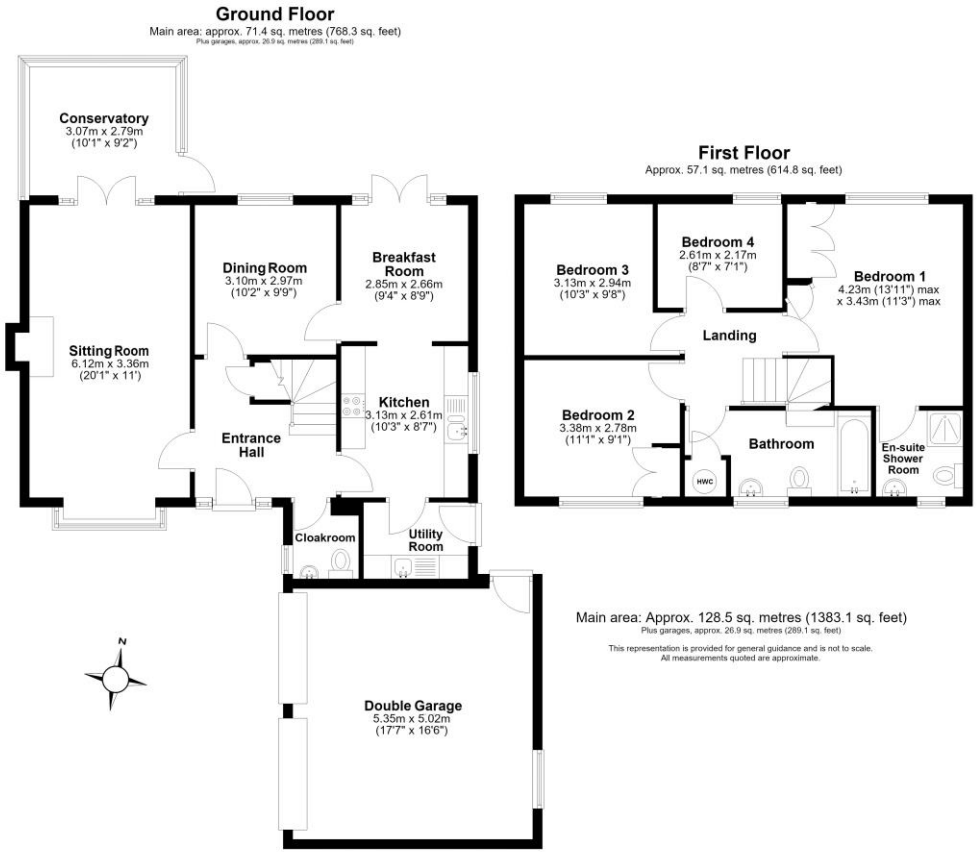
EXTERNALLY
Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio area, shed, green house, external power socket, cold water tap, gated side access. Driveway to front providing off road parking with flower borders.

Double Garage 5.35m (17'7") x 5.02m (16'6")
Double garage with side personal wooden half glazed door, wooden double-glazed window to rear, wall mounted gas boiler, two electric roller doors, eaves storage, power and light connected.













Council Tax: Band F - £3,901.31 (April 2026 - March 2027 financial year). **Tenure:** Freehold.

Viewing: Strictly by appointment through the agent **Kingstons.** **What3words:** ///admiral.exclaim.tastings

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and across the town bridge onto St. Margarets Street. Take the second exit at the mini roundabout onto Frome Road and continue over the next mini roundabout. Proceed over the canal bridge and turn left at the next roundabout onto Moulton Drive. Proceed straight over the mini roundabout, over the canal bridge and turn immediately left onto Baileys Barn. Take the first right where number 6 will be found in the top left corner.



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.

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