



25 Leigh Park Road
Bradford on Avon, Wiltshire, BA15 1TE



Beautifully renovated and thoughtfully enhanced, this detached bungalow offers bright, spacious, and versatile single-storey living. The heart of the home is a striking kitchen/dining room with vaulted ceiling, seamlessly connected to a stylish open-plan living area. The principal bedroom boasts bi-fold doors opening directly onto the garden and a sleek en-suite bathroom. Outside, a westerly-facing garden provides the perfect setting for afternoon sun, complemented by private off-road parking. Tucked away on the sought-after Bath side of town, this superb property represents an outstanding opportunity for families and downsizers alike.

£750,000



ACCOMMODATION

(all dimensions being approximate)

Entrance Hall

Aluminium entrance door and double glazed windows to front, airing cupboard housing hot water cylinder, utility cupboard housing wall mounted gas boiler and plumbing for washing machine, built-in storage, radiator.

Cloakroom 1.76m (5'9") x 1.16m (3'10")

Two piece suite comprising wash hand basin and close coupled WC, extractor fan.

Kitchen/Dining Room 5.12m (16'10") x 4.10m (13'5")

Aluminium double glazed bi-fold door to rear, wooden double glazed Velux window, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated dishwasher, fridge and freezer, fitted eye level electric oven, five ring electric induction hob with extractor hood over.

Sitting Room 5.13m (16'10") x 3.77m (12'4")

Aluminium double glazed windows to front and rear, two radiators.

Study 1.95m (6'5") max x 1.92m (6'4") max

Aluminium double glazed window to front, radiator.

Bedroom 1 5.12m (16'10") max x 4.87m (16') max

Aluminium double glazed bi-fold door to rear, two wooden double glazed Velux windows, built-in wardrobes, radiator.

En-Suite Bathroom 1.68m (5'6") x 1.35m (4'5")

Wooden double glazed Velux window, three piece suite comprising bath with hand shower attachment, wash hand basin and close coupled WC, extractor fan, heated towel rail.

Bedroom 5/Additional Reception

3.89m (12'9") x 2.87m (9'5")

Aluminium double glazed window to front, radiator.

Inner Hallway

Aluminium double glazed window to front, cupboard, radiator.

Hallway

Aluminium double glazed door and window to side, loft hatch, cupboard, radiator.

Shower Room 2.75m (9') x 1.66m (5'5")

Aluminium obscure double glazed window to front, three piece suite comprising shower enclosure, wash hand basin and close coupled WC, heated towel rail.

Bedroom 2 4.06m (13'4") x 2.78m (9'2")

Aluminium double glazed window to side, storage recess, radiator.

Bedroom 3 3.63m (11'11") x 3.07m (10'1")

Aluminium double glazed window to side, storage recess, radiator.

Bedroom 4 3.08m (10'1") x 2.16m (7'1")

Aluminium double glazed window to side, storage recess, radiator.

EXTERNALLY

The rear garden is mainly laid to lawn with patio area, a variety of shrubs trees and flower beds, cold water tap, and external lighting A driveway to the front of the property provides off road parking.

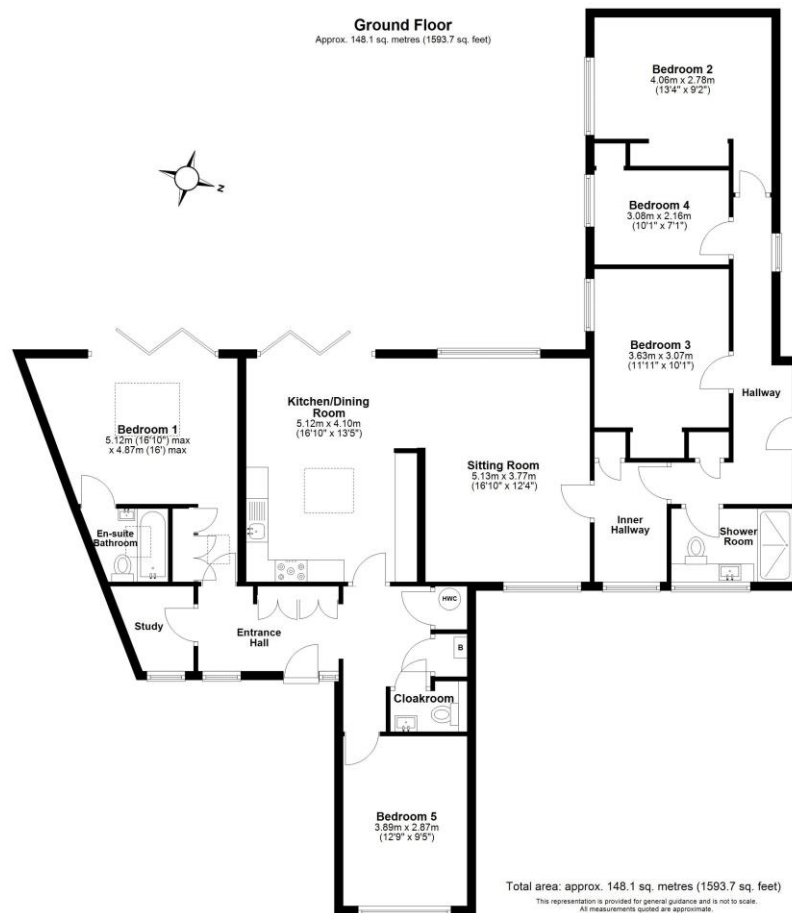
Council Tax:

Band D - £2,559.95 (April 2025 - March 2026 financial year).

Tenure:

Freehold.





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

What3words: ///attitudes.makeup.hops

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up the hill onto Masons Lane and take the first exit at the roundabout onto Bath Road. Take the second exit at the next roundabout and first turning right onto Berryfield Road. Follow the road around to the T junction and turning right onto Leigh Park Road. Take the first turning left and no 25 will be found at the head of the cul-de-sac.

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		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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