



29 Broadstones

Monkton Farleigh Bradford-On-Avon BA15 2QA

A fantastic opportunity to purchase a two double bedroom semi-detached property backing onto fields and tucked away at the end of a cul-de-sac in the historic village of Monkton Farleigh. Situated close to play park, countryside and woodland walks; and conveniently located within walking distance of the village centre with primary school, church and soon to be re-opened public house. Also within easy reach of the local farm shop in Bathford (approx 3 miles), the nearby market town of Bradford on Avon with amenities & station (approx. 4 miles) and the city of Bath with shopping & attractions (approx. 6 miles). Accommodation comprises entrance hall, living room, dining room, conservatory, modern kitchen with integrated appliances, useful utility/boot room, cloakroom, two double bedrooms and bathroom. Benefits include UPVC double glazing, oil fired central heating with modern combi boiler (2023), south-east facing garden with extremely private aspect backing onto bridleway with fields beyond, good sized garage and driveway providing off road parking. Offered for sale with no onward chain.

Guide Price £300,000



ACCOMMODATION

All measurements are approximate.

Entrance Hall

Obscured UPVC double glazed door to the front with side panel window. Radiator. Stairs to the first floor with recess under. Wood flooring. Doors off and into:

Living Room

11'10" x 11'6" (3.60 x 3.50)
UPVC double glazed window to the front. Radiator. Feature electric fireplace. Alcove with shelving. Wood flooring. Opening to the:

Dining Room

9'3" x 9'1" (2.83 x 2.76)
Radiator. Wood flooring. Bi-fold doors to the:

Conservatory

8'10" x 8'10" (2.70 x 2.70)
UPVC double glazed and brick construction with French doors to the side. Radiator. Wood flooring.

Kitchen

9'2" x 8'8" (2.80 x 2.65)
UPVC double glazed window to the rear. Range of modern shaker style wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. New built-in high level electric double oven. Built-in four-ring electric hob with extractor hood over. Integrated slimline dishwasher and fridge. Tiled effect laminate flooring and inset ceiling spotlights. Door to the:



Boot Room

9'6" x 9'3" max (2.90 x 2.83 max)
UPVC double glazed window to the side.
UPVC double glazed French doors to the rear. Tiled effect laminate flooring. Door to the garage. Door to the:

Cloakroom

Radiator. Two piece suite with part tiled surrounds comprising wash hand basin and w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side.
Access to loft space. Doors off and into: linen cupboard with shelving.

Bedroom One

15'1" x 9'10" (4.59 x 3.00)
UPVC double glazed window to the front.
Radiator. Built-in run of wardrobes with sliding doors enclosing. Two built-in cupboards.

Bedroom Two

11'1" x 9'9" (3.37 x 2.97)
UPVC double glazed window to the rear with views over open fields towards Salisbury Plain. Radiator.

Bathroom

Obscured UPVC double glazed windows to the side and rear. Chrome towel radiator. Three piece suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern. Tiled effect

laminate flooring and inset ceiling spotlights. Extractor. Shaving point and light.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to lawn with a variety of plants and shrubs. Driveway providing off road parking. Outside light. Gated side pedestrian access to the rear.

To The Rear

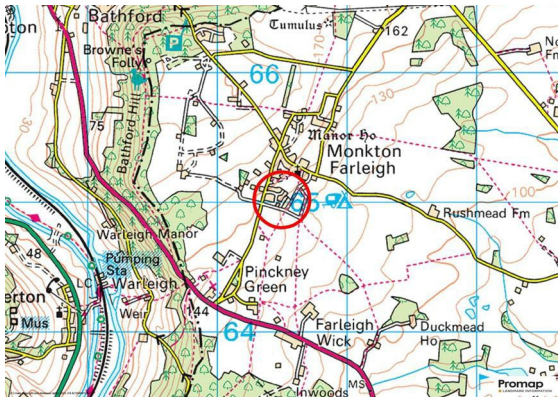
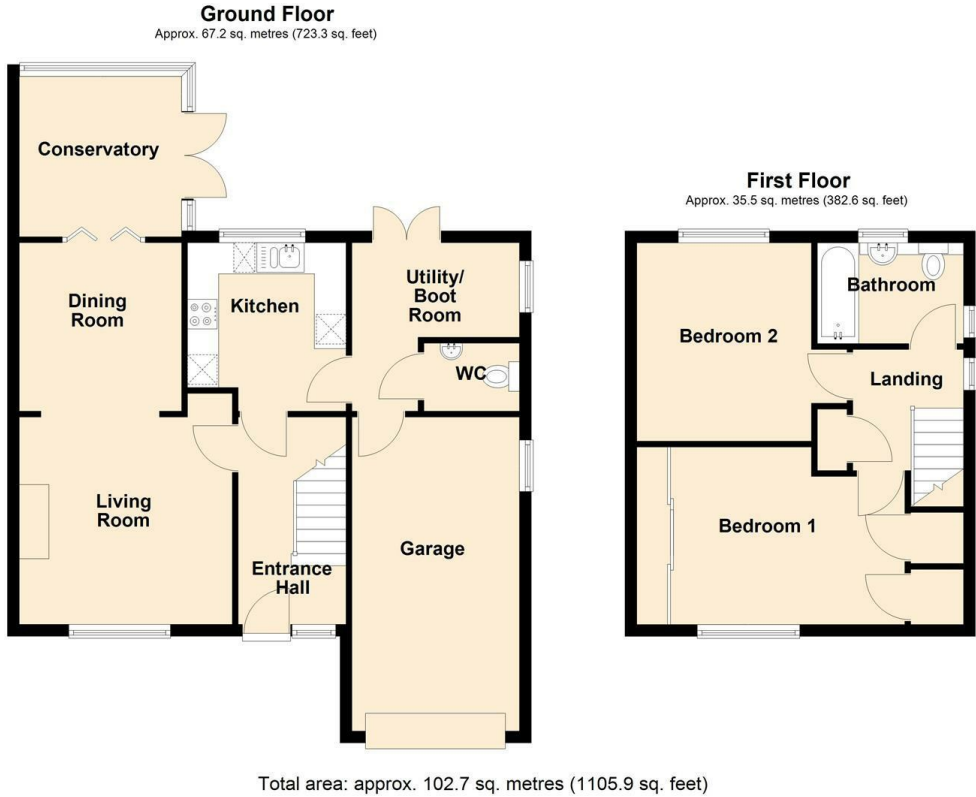
Enclosed, south-east facing garden with extremely private aspect backing onto fields; comprising paved patio area to the immediate rear, area laid to lawn and a variety of plants and shrubs. Garden shed. Outside tap and light. Oil Tank. All enclosed by fencing.

Garage

17'5" x 9'10" (5.30 x 3.00)
Electric roller door to the front. UPVC double glazed window to the side. Power and lighting. Plumbing for washing machine. Floor mounted Worcester oil fired combi boiler - installed 2023.



Tenure **Freehold**
Council Tax Band
EPC Rating




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.