



56 Whitehill
Bradford on Avon, Wiltshire, BA15 1SG

A beautifully presented detached home, set in an elevated position just a short stroll from the town centre and enjoying simply stunning views. The property offers a well-balanced layout of accommodation, complemented by a double garage, garden, and a secluded terrace - perfect for making the most of the outlook. While the steps leading up may not suit everyone, they add to the sense of privacy, and once you arrive it's clear this is a very special place from which to enjoy all that Bradford has to offer.



Stunning Views

Double Garage With Store Room Above
Three Double Bedrooms
Sitting Room
Kitchen
Dining Room
Cloakroom, Bathroom & En Suite Shower
Garden
Gas Central Heating
Double Glazing

£725,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door, radiator.

Cloakroom 1.33m (4'4") x 1.03m (3'4")

Wash hand basin, close coupled WC, extractor fan.

Sitting Room 7.58m (24'10") max x 4.04m (13'3") max
UPVC double glazed double doors to garden, two UPVC double glazed windows to side with shutters, UPVC double glazed window to front, feature fireplace with gas fire, two radiators.

Kitchen 3.89m (12'9") x 2.75m (9')

Two UPVC double glazed windows to front, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated dishwasher, plumbing for washing machine, space for fridge freezer, fitted eye level electric oven, four ring gas hob with extractor hood over, water softener, radiator.

Dining Room 4.02m (13'2") x 3.89m (12'9")

UPVC double glazed window to rear, radiator.

Hallway

UPVC double glazed door to rear, stairs to first floor with storage under, radiator.

FIRST FLOOR

Landing

UPVC double glazed window to front, cupboard.

Bedroom 1 4.05m (13'3") x 3.11m (10'2")

UPVC double glazed window to front, UPVC double glazed window to side with shutters, radiator.

En-suite Shower Room 2.16m (7'1") x 1.19m (3'11")

UPVC obscure double glazed window to side, three piece suite comprising shower enclosure, wash hand basin with storage under, and close coupled WC, heated towel rail.

Bedroom 2 4.03m (13'3") x 3.02m (9'11")

UPVC double glazed window to front, UPVC double glazed window to rear with shutters, radiator.

Bedroom 3 3.65m (12') x 3.08m (10'1")

UPVC double glazed window to side and rear with shutters, radiator.

Bathroom 3.08m (10'1") x 2.10m (6'11")

UPVC obscure double glazed window to rear, four piece suite comprising bath, wash hand basin with storage under, shower enclosure, and close coupled WC, extractor fan, heated towel rail, loft hatch.

EXTERNALLY

Steps lead up through the front garden to the entrance with outside cold-water tap, exterior light, patio and well stocked flower and shrub borders. The rear garden is mainly laid to lawn with flower and shrub borders, gated side access, exterior light, patio and garden pond.

Left Garage 4.49m (14'9") x 2.78m (9'1")

Separated by full internal wall with light, and up and over door to front, garage is equipped with electric car charging point.

Right Garage 4.49m (14' 9") x 2.78m (9' 1")

Separated by full internal wall with light, and up and over door to front.

Store 5.74m (18'10") x 2.49m (8'2")

Situated over the garages with separate side entrance door, power and light.

Council Tax:

Band F - £3,697.71 (April 2025 - March 2026 financial year).

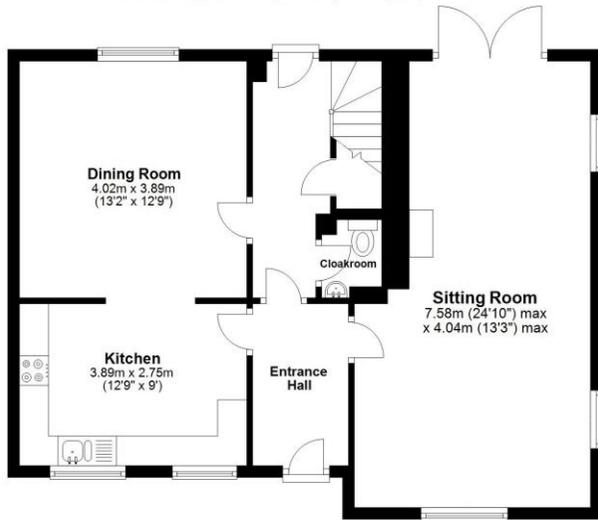
Tenure:

Freehold.



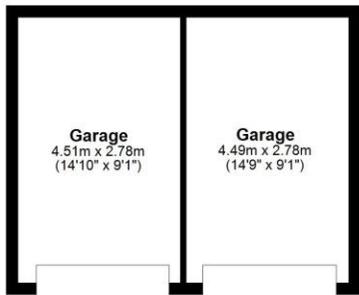
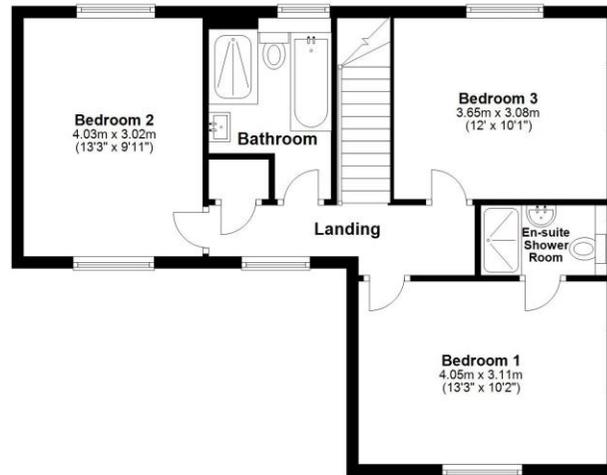
Ground Floor

Main area: approx. 70.7 sq. metres (760.8 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Main area: Approx. 125.2 sq. metres (1347.4 sq. feet)

Plus store, approx. 14.3 sq. metres (153.8 sq. feet)
Plus twin garage, approx. 25.5 sq. metres (274.2 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



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

What3words: ///flocking.poet.drama

Directions: From our office in Silver Street, proceed up the hill and take the second turning left onto Whitehill where number 56 will be found on the right-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.

