



Cherrymead, Northleigh
Bradford on Avon, Wiltshire, BA15 2RG

Beautifully presented detached chalet bungalow, tucked away on the Bath side of Bradford on Avon. Set within a generous plot, the well-proportioned accommodation offers excellent flexibility, highlighted by an impressive kitchen/dining room opening onto the garden. With the added benefit of a double garage and ample parking, this superb home is ideal for growing families or downsizers seeking space for guests. Combining a range of highly desirable features, this is a rare opportunity not to be missed.



Four Bedrooms
Sitting Room
Kitchen/Dining Room
Lounge
Utility Room
Bathroom, Cloakroom & En-Suite Shower
Double Garage
Driveway
Generous Plot
Solar Panels

£897,500



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

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

Sitting Room 5.80m (19') max x 5.18m (17')

UPVC double glazed double doors and window to rear, feature gas fire fireplace, two radiators.

Kitchen Dining Room 5.44m (17'10") x 4.37m (14'4")

UPVC double glazed double doors and window to rear, fitted with a matching range of base and eye level units with granite worktop space over, matching island unit, 1+1/2 bowl stainless steel sink, integrated dishwasher, fridge, eye level electric oven, four ring electric hob with extractor hood over, pantry cupboard, radiator.

Utility Room 3.12m (10'3") x 1.90m (6'3")

UPVC double glazed stable door to rear and window to side, fitted with a matching range of base units, stainless steel sink, plumbing for washing machine, space for fridge/freezer and tumble dryer, water softener, radiator.

Cloakroom

UPVC obscure double glazed window to side, two piece suite comprising wash hand basin with cupboards under and close coupled WC, extractor fan, heated towel rail.

Lounge 5.04m (16'6") x 4.68m (15'4")

UPVC double glazed double doors and window to rear, radiator.

Bedroom 2 4.13m (13'7") x 3.56m (11'8")

UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom 3 3.64m (11'11") x 3.62m (11'11")

UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom 4 4.17m (13'8") x 2.71m (8'11") max

UPVC double glazed window to front, radiator.

Bathroom 4.07m (13'4") x 1.80m (5'11") max

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

FIRST FLOOR

Landing

Airing cupboard, storage cupboard.

Bedroom 1 4.50m (14'9") x 3.87m (12'8")

UPVC double glazed window to rear, fitted wardrobe, radiator, access to eaves storage space.

En-suite Shower Room 2.35m (7'9") x 2.16m (7'1")

Wooden double glazed Velux window, three-piece suite comprising shower enclosure, wash hand basin with cupboards under and close coupled WC, shaver point, extractor fan, heated towel rail.

EXTERNALLY

The gardens are mainly laid to lawn with flower and shrub borders, outside tap, patio, covered BBQ area, exterior lighting, shed and gravelled driveway.

Garage 5.13m (16'10") x 4.87m (16')

Double garage with power and light connected, and remote-controlled electric roller door.

Council Tax:

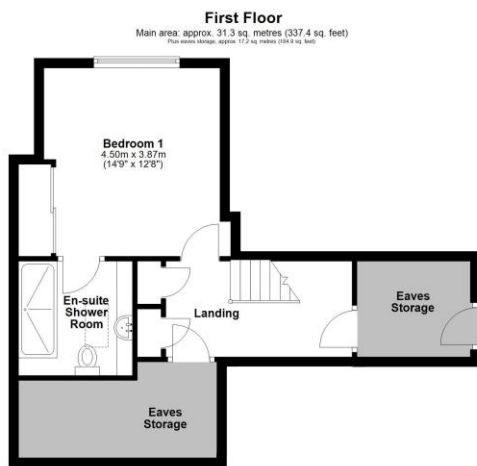
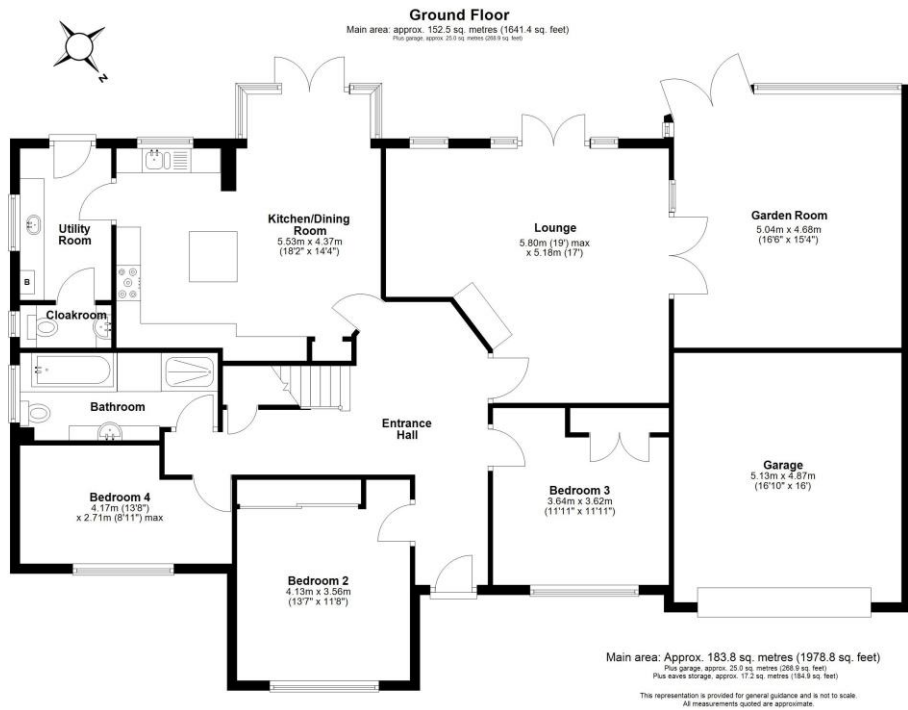
Band F - £3,901.31

(April 2026 - March 2027 financial year).

Tenure:

Freehold.





Main area: Approx. 183.8 sq. metres (1978.8 sq. feet)
Plus garage: approx. 25.0 sq. metres (268.0 sq. feet)
Plus eaves storage: approx. 17.2 sq. metres (184.9 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: ///situation.mystified.sponge

Directions: From our office in Silver Street, proceed up the hill and take the first exit at the roundabout onto Springfield. Proceed over the next roundabout onto New Road and take the third exit at the next roundabout onto Sladesbrook. Continue over the next roundabout to the traffic lights and proceed straight on at the crossroads onto Leigh Road. Take the first turning left onto Norhtleigh. Proceed to the roundabout at the head of the cul-de-sac and Cherrymead will be found on the left.

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	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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