



15 Spencers Orchard  
Bradford on Avon, Wiltshire, BA15 1TJ

A well-appointed detached home with a double garage, set in a sought-after position within easy reach of the Kennet & Avon Canal, Sainsbury's, the train station and the full range of town centre amenities. Spread across two floors, the property provides generous, adaptable family living with a study, sitting room, separate dining room and conservatory – a compelling combination of comfort, space and location.



- Four Bedrooms
- Sitting Room
- Dining Room
- Study
- Conservatory
- Kitchen
- Cloakroom, En-Suite Shower & Bathroom
- Double Garage
- Driveway
- Garden

**£575,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator.

**Sitting Room** 4.66m (15'3") max x 4.55m (14'11") max  
Metal double glazed sliding door to rear, understairs storage, radiator.

**Conservatory** 3.30m (10'10") x 2.45m (8')  
UPVC double glazed construction with double doors to garden, tiled flooring, radiator.

**Dining Room** 3.04m (10') x 2.80m (9'2")  
UPVC double glazed window to rear, radiator.

**Kitchen** 3.06m (10') x 3.03m (9'11")  
UPVC double glazed window to front and door to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, plumbing for washing machine, space for fridge freezer, freestanding electric cooker with pull out extractor hood over, cupboard housing gas boiler serving heating and domestic hot water, radiator.

**Study** 2.45m (8') x 2.17m (7'1")  
UPVC double glazed window to front, radiator.

#### Cloakroom

UPVC obscure double glazed window to front, two piece suite comprising wash hand basin and close coupled WC, tiled splashback, radiator.

### FIRST FLOOR

#### Landing

Loft hatch.

**Bedroom 1** 3.98m (13'1") max x 3.66m (12')  
UPVC double glazed window to front, built-in wardrobes, radiator.

#### En-Suite Shower Room

UPVC double glazed window to front, three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, radiator.

**Bedroom 2** 3.21m (10'6") max x 3.04m (10')  
UPVC double glazed window to front, cupboard housing hot water cylinder, radiator.

**Bedroom 3** 3.17m (10'5") x 2.77m (9'1")  
UPVC double glazed window to rear, radiator.

**Bedroom 4** 2.68m (8'10") max x 2.34m (7'8") max  
UPVC double glazed window to rear, radiator.

#### Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, extractor fan, radiator.

### EXTERNALLY

The enclosed rear garden is laid to patio with a variety of flowers, shrubs and trees, security lighting, shed and gated side access. Driveway to front providing off road parking, flower beds, cold water tap.

#### Double Garage

Detached double garage with power and light connected, eaves storage, and two up and over doors to front.

#### Council Tax:

Band E - £3,301.11  
(April 2025 - March 2026 financial year).

#### Tenure:

Freehold.





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

**What3words:** ///eylid.bungalows.assorted

**Directions:** From our office in Silver Street, proceed down the hill, across the roundabout and over the town bridge. Take the second exit at the next roundabout onto Frome Road. Take the second exit at the next roundabout and continue over the canal bridge. Take the first exit at the next roundabout by Sainsburys and the first exit at the next on to Spencers Orchard. Take the first turning left and number 15 will be found at the head of the cul-de-sac on the right.

**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.

