



48 Tyning Road
Winsley, Bradford on Avon, Wiltshire, BA15 2JN



Smart detached home providing well-proportioned accommodation, a generous mature garden and a useful garage and driveway. Ideally positioned on the desirable Tynning Estate, within easy walking distance of the village's excellent amenities, including primary school, health centre, farm shop, church and country inn. With potential to extend (subject to the relevant permissions), this superb home is likely to attract both downsizers and growing families. Vendor suited.



Three Bedrooms
Sitting Room
Kitchen
Dining Room
Cloakroom
Shower Room
Garden
Garage
Driveway
Vendor Suited

£525,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall 4.29m (14'1") max x 2.01m (6'7")
UPVC obscure double glazed door to front, radiator, stairs to first floor with storage cupboard under.

Cloakroom

UPVC obscure double glazed window to front, close coupled WC, wash hand basin with cupboard under, electric under floor heating.

Sitting Room 3.96m (13') x 3.80m (12'6")
UPVC double glazed bay window to front, two radiators.

Kitchen 3.29m (10'10") x 2.98m (9'9")
UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, integrated fridge freezer, fitted electric oven, four ring induction hob with extractor hood over, radiator, UPVC double glazed obscure entrance door to garden.

Dining Room 3.29m (10'10") x 2.99m (9'10")
UPVC double glazed sliding door to rear, radiator.

FIRST FLOOR

Landing

UPVC double glazed window to side, loft hatch with pull down ladder to part boarded loft space, airing cupboard housing gas combination boiler.

Bedroom 1 3.96m (13') x 3.33m (10'11")
UPVC double glazed window to rear and side, built-in and fitted wardrobes, radiator.

Bedroom 2 3.56m (11'8") x 3.31m (10'10")
UPVC double glazed window to front and side, built-in wardrobe, radiator.

Bedroom 3 2.71m (8'11") x 2.47m (8'1")
UPVC double glazed window to front, radiator.

Shower Room

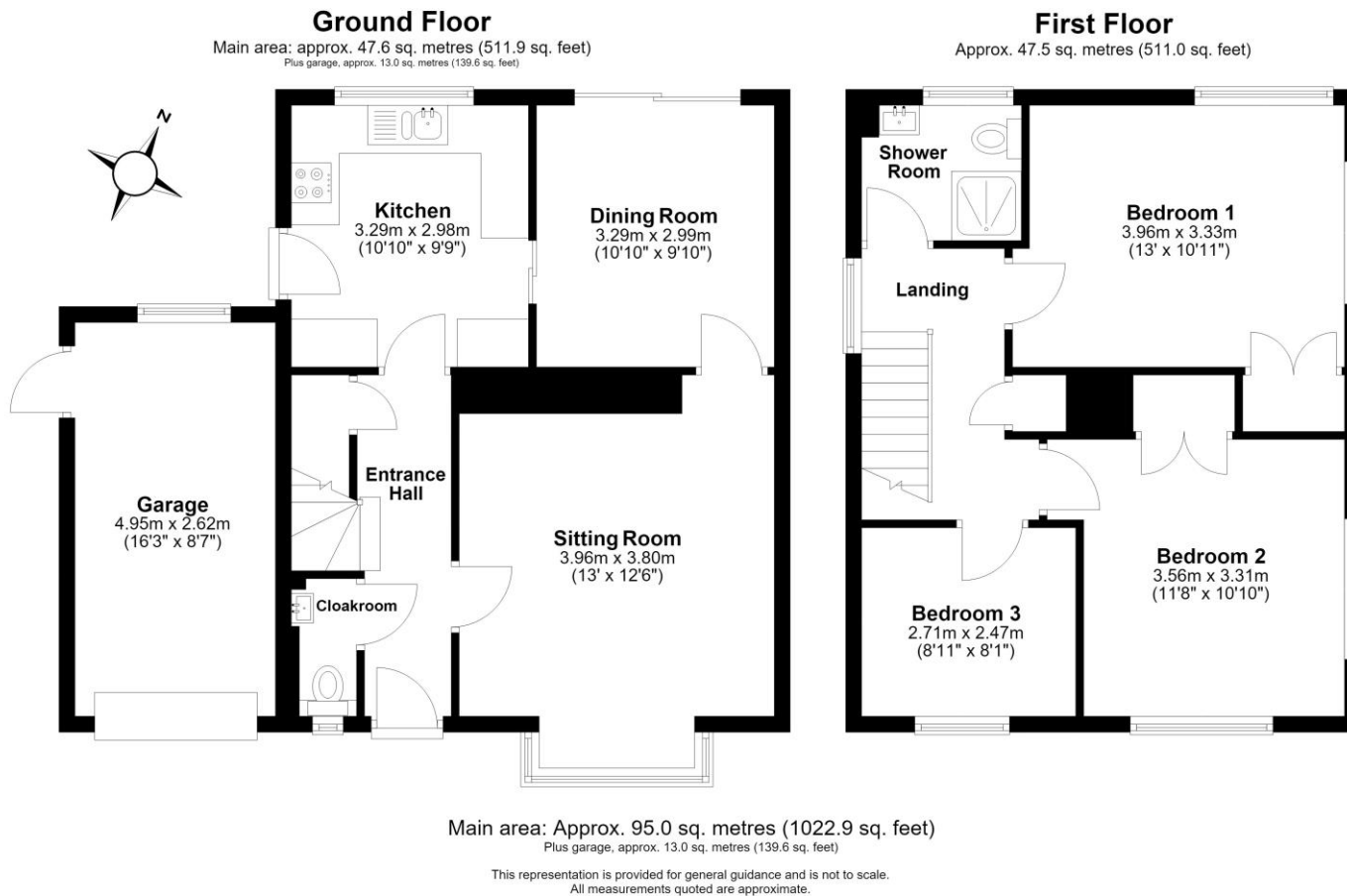
UPVC obscure double glazed window to rear, three piece suite comprising shower enclosure, wash hand basin with cupboard under and close coupled WC, extractor fan, heated towel rail, electric under floor heating.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with a variety of flowers, shrubs and trees, shed, summer house, greenhouse, cold water tap, gated side access. Front garden is mainly laid to lawn with shrub borders and driveway providing off road parking.

Garage 4.95m (16'3") x 2.62m (8'7")
Up and over door to front, UPVC double glazed window to rear, personnel door from garden, plumbing for washing machine, space for tumble dryer.





Council Tax: Band D - £2,406.82 (April 2026 - March 2027 financial year)

Tenure: Freehold.

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

What3words: ///word.word.word

Directions: Leave Bradford on Avon via the B3108 Winsley Road and upon reaching Winsley, take the first exit at the roundabout onto Bradford Road. Turn right onto Tying Road and left at the T junction where number 48 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		