



JEREMY JENKINS

ESTATE AGENT



25 Berryfield Road, Bradford-on-Avon. BA15 1SX.

Guide Price £470,000

An extended semi-detached home with a difference! Generous garden, garage & ample driveway parking in a very sought after location close to local schools & amenities just a short walk from the town centre.

Number 25 Berryfield Road has been extended by the current owners, is beautifully presented and has a lot to offer! On the ground floor we have a welcoming entrance hall - then the Wow factor happens! You enter the open plan, light & airy kitchen diner and family room which overlooks the garden via bifold doors. The kitchen is the heart of the home, modern by design and layout with adjoining utility room, with access to the garden and cloakroom with shower. The living room links nicely and is a lovely space to cosy up. On the first floor are three bedrooms; the principal bedroom and bedroom 2 have built in cupboards. The third bedroom is currently used as an office but is a good single. Lastly there is the family bathroom with bath and shower over it.

Externally we find a generous, level rear garden laid mostly to lawn with mature planting, trees and a patio area from the kitchen with plenty of space for seating and dining. We have a summer house off to the side with lighting & power, could be an ideal office plus access into the garage. There is some lawn in the front garden with a path to the front door, garage & driveway parking for several cars.

Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life. EPC - C

- Extended semi-detached home
- Three bedrooms & family bathroom
- Open plan kitchen diner / family room
- Living room, utility & downstairs shower
- Generous garden & summer house
- Garage & ample driveway parking





*Extended family home
with a difference!*

*Generous level garden
with summer house*

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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