



34 The Old Batch
Bradford on Avon, Wiltshire, BA15 1TL

An attractive and thoughtfully extended detached home, peacefully situated within a sought-after cul-de-sac on the Bath side of Bradford. The bright, well-balanced accommodation offers excellent versatility, making it equally appealing to families and downsizers alike. Conveniently located for St Laurence School and surrounding countryside, this is a rare chance to acquire a home in this highly regarded setting.



Four Bedrooms
Sitting Room
Kitchen Breakfast Room
Conservatory
Bathroom
En-Suite
Cloakroom
Utility
Garage & Driveways
Garden

£597,500



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed obscure entrance door, two UPVC obscure double glazed windows to sides.

Entrance Hall

Stairs to first floor, radiator.

Sitting Room 4.93m (16'2") x 3.16m (10'4")

UPVC double glazed windows to front and side, radiator.

Kitchen/Breakfast Room

4.94m (16'2") x 2.95m (9'8")

UPVC double glazed windows to front and side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge, fitted eye level electric oven, five ring gas hob with extractor hood over, built-in microwave, heated towel rail, radiator.

Conservatory 2.71m (8'11") x 2.15m (7'1")

UPVC double glazed construction with double doors to rear, radiator.

Utility Room 1.74m (5'9") x 1.47m (4'10")

Fitted with a matching range of eye level units, plumbing for washing machine and dishwasher, radiator.

Cloakroom

Two piece suite comprising wash hand basin with cupboard under and close coupled WC, radiator.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1 5.07m (16'8") x 3.35m (11')

Obscure glazed sliding door, three UPVC double glazed windows to sides, radiator.

En-suite Shower Room 2.12m (6'11") x 1.63m (5'4")

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

Bedroom 2 3.20m (10'6") x 3.03m (9'11")

UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom 3 3.21m (10'6") x 2.78m (9'1")

UPVC double glazed window to front, built-in wardrobe, cupboard housing hot water cylinder, radiator.

Bedroom 4 2.17m (7'1") x 2.07m (6'9")

UPVC double glazed window to side, radiator.

Bathroom 2.24m (7'4") x 1.70m (5'7")

UPVC obscure double glazed window to side, three piece suite comprising bath with shower hand shower attachment over, wash hand basin with cupboard under and close coupled WC, extractor fan, shaver point, heated towel rail.

EXTERNALLY

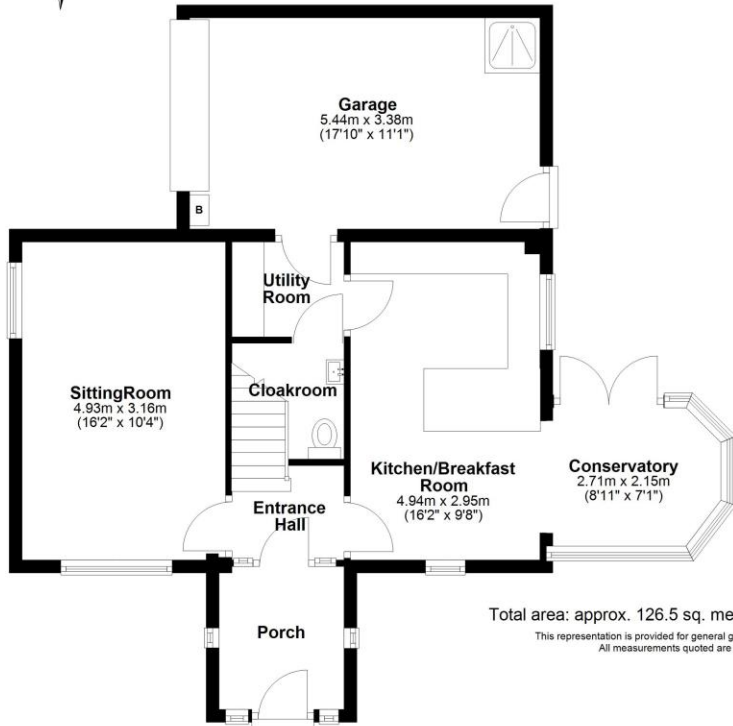
The rear garden is mainly laid to lawn with patio, shed, summer house, outside tap and shrub borders. Gravel and tarmac driveways provide off road parking to the front side and rear.





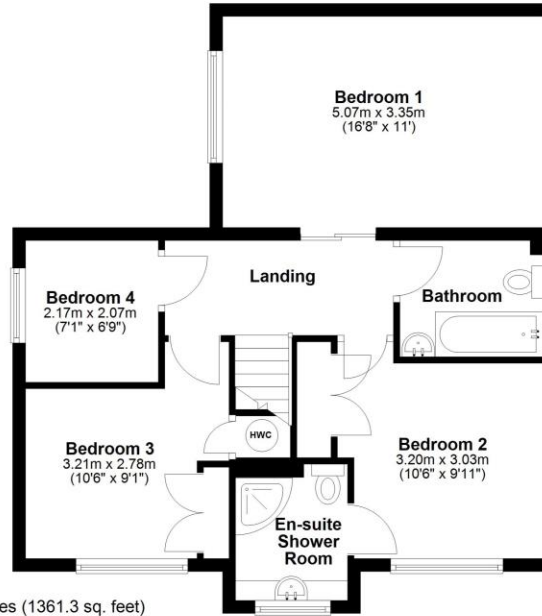
Ground Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.1 sq. feet)



Total area: approx. 126.5 sq. metres (1361.3 sq. feet)

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



Council Tax: Band E- £3,301.11 (April 2026 - March 2027 financial year).

Tenure: Freehold.

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

What3words: ///craftsman.dividing.diverts

Directions: : From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Proceed up the hill onto Masons Lane and at the top of the hill take the first exit at the mini roundabout onto Bath Road. Proceed straight over the next mini roundabout and take the next turning left onto Ashley Road. Take the 5th turning left onto The Old Batch and proceed down the hill. Turn left at the bottom where number 34 will be found on your 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		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		