



4 Sand Close
Bradford on Avon, Wiltshire, BA15 1BJ



Situated on the Bath side of town, this impressive, detached home is one of just four individually built properties and is conveniently located within easy reach of the town centre, local amenities and the train station. The property also falls within the catchment area for Christchurch Primary School and St. Laurence Secondary School. Arranged over three floors, the spacious and versatile accommodation includes an eat in kitchen/breakfast room, three bathrooms and a spacious 26' conservatory providing excellent additional living space with views over the garden. Externally, the property benefits from a driveway providing off-road parking, a garage and an attractive garden with the unique feature of a stream running through it. This superb home will appeal to a variety of buyers including families and downsizers seeking well-proportioned accommodation in a convenient and desirable location.

£900,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to front, stairs to first floor with storage under, radiator.

Sitting Room 6.05m (19'10") x 3.47m (11'5")

UPVC double glazed sliding door to rear, UPVC double glazed window to front, feature fireplace with gas fire, two radiators.

Dining Room 3.19m (10'6") x 2.76m (9'1")

UPVC double glazed window to rear, radiator.

Kitchen/Breakfast Room 4.44m (14'7") x 3.21m (10'6")

UPVC double glazed bay window to side, UPVC double glazed door and window to rear, fitted with a matching range of base and eye level units with worktop space over, composite sink, integrated dishwasher, fitted electric oven and microwave, five ring gas hob with extractor hood over, radiator.

Utility Room 2.58m (8'6") x 1.68m (5'6")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge freezer, cupboard, floor mounted gas boiler serving heating system and domestic hot water.

Cloakroom

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

Conservatory 7.95m (26'1") x 3.06m (10')

UPVC double glazed construction, two sliding doors to rear, two radiators.

FIRST FLOOR

Landing

Stairs to second floor with storage under.

Bedroom 1 4.02m (13'2") x 3.00m (9'10")

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

En-suite Shower Room 2.35m (7'9") x 1.55m (5'1")

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, tiled flooring.

Bedroom 2 3.11m (10'2") x 2.60m (8'6")

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

Study 3.54m (11'7") x 2.71m (8'11")

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

Bathroom 2.40m (7'10") x 2.34m (7'8")

UPVC obscure double glazed window to rear, three piece suite comprising roll top bath with hand shower attachment, wash hand basin with cupboard under and close coupled WC, extractor fan, heated towel rail, tiled flooring.

Shower Room

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

SECOND FLOOR

Landing

UPVC double glazed window to front.

Bedroom 3 4.04m (13'3") x 3.71m (12'2")

UPVC double glazed window to side, wooden double glazed Velux window, radiator, eaves storage.

Bedroom 4 4.04m (13'3") x 3.49m (11'5")

Two wooden double glazed Velux windows, eaves storage, radiator.

WC

Two piece suite comprising wash hand basin and close coupled WC, extractor fan, eaves storage, radiator.

EXTERNALLY

The enclosed rear garden mainly is laid to lawn with a variety of flowers, shrubs and trees, raised decked area, patio area, cold water tap, external lighting and sockets, shed, gated rear access and driveway providing off road parking. The front garden is mainly laid to lawn with flower and shrubs, patio area, cold water tap, gated side access and stream.

Garage 5.33m (17'6") max x 2.78m (9'1") max

Window to rear, up and over door to front, personal door to rear, power and light connected.

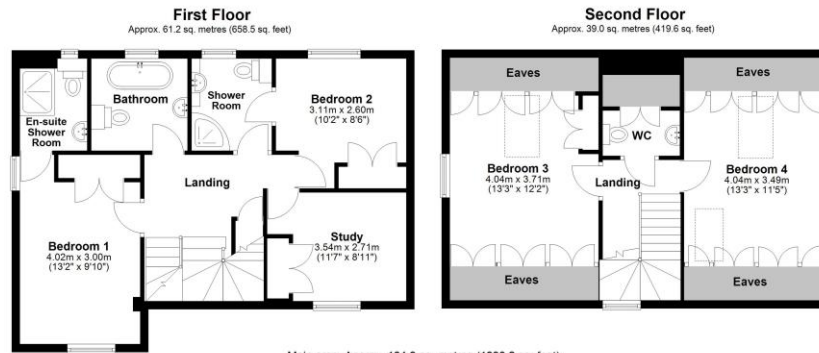
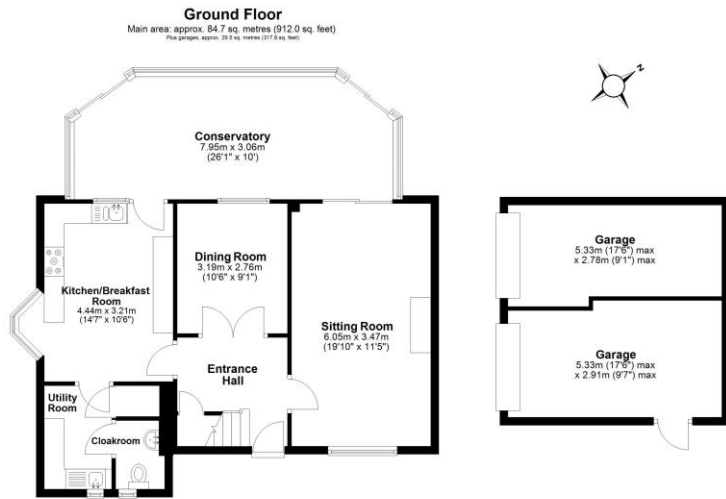
Garage 5.33m (17'6") max x 2.91m (9'7") max

Up and over door to front, UPVC personal door to side, power and light connected, access to eaves storage.

Council Tax:

Band F - £3,901.31 (April 2026 - March 2027 financial year).





Main area: Approx. 184.9 sq. metres (1990.2 sq. feet)
Plus garages: approx. 29.3 sq. metres (317.5 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: ///noded.earful.domain

Directions: From our office in Silver Street, proceed up the hill and turn left at the roundabout onto Springfield. Continue over the mini roundabout onto New Road and take the next running right onto Woolley Drive where Sand Close will be found on the left. Number 4 is the first 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 | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |