



The Lodge
49a Woolley Street, Bradford on Avon, Wiltshire, BA15 1AG

Exceptional detached home nestled in the highly desirable Woolley area on the Bath side of the town. Constructed in 2011 by a local builder to a high-specification, the beautifully presented accommodation offers versatile living with en-suite bedrooms to both the ground and first floor, a cosy sitting room with wood burning stove, a stunning kitchen/dining room with bi-folding doors and an energy efficient air source heating system. The garden has been lovingly landscaped by the current owners with a smart patio area and a larger upper garden with areas for growing vegetables and a lawned retreat. A truly outstanding home in one of the most popular areas of Bradford, early and decisive viewing is highly recommended.

£750,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden part glazed entrance door to front, stairs to the first floor with built-in storage cupboard under, radiator, tiled floor.

Sitting Room 4.90m (16'1") x 3.59m (11'9")

Wooden double glazed window to rear, wooden double glazed double doors to garden, feature fireplace with wood burning stove, radiator.

Kitchen/Dining Room 5.35m (17'7") x 4.35m (14'3")

Wooden double glazed windows to front and rear, aluminium double glazed bi-fold doors to garden. Fitted with a matching range of base units and matching island unit with storage under, ceramic sink, integrated larder fridge and dishwasher, fitted eye level double electric oven, four ring electric hob, tiled floor, two radiators.

Utility/Studio 3.35m (11') x 2.64m (8'8")

Wooden double glazed windows to front and side, fitted with a matching range of base units, twin bowl stainless steel sink, plumbing for washing machine, space for tumble dryer, radiator.

Bedroom 1 3.50m (11'6") x 3.41m (11'2")

Wooden double glazed windows to front, alcove with hanging rail, radiator.

En-Suite Shower Room

Wooden obscure double glazed window to side, three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail, tiled floor and walls.

Bedroom 2 3.59m (11'9") x 3.13m (10'3")

Wooden double glazed window to rear, radiator.

Bathroom

Wooden obscure double glazed windows to side, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail, tiled floor and walls.

FIRST FLOOR

Landing

Bedroom 3 3.61m (11'10") x 3.24m (10'8") max

Wooden double glazed window to side, cupboard housing hot water cylinder, radiator.

En-Suite Shower Room

Wooden double glazed Velux window, three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail, tiled floor and walls.

Bedroom 4 5.62m (18'5") x 2.47m (8'1")

Wooden double glazed Velux window, fitted storage cupboards, door to eaves storage, radiator.

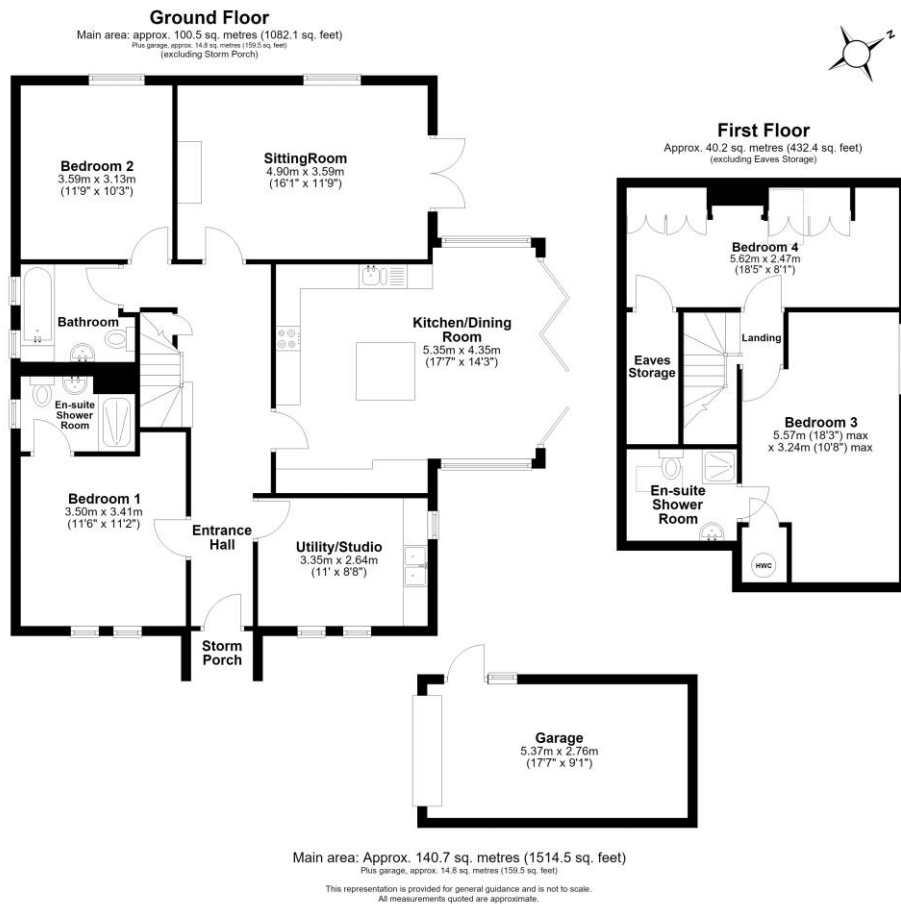
EXTERNALLY

Large enclosed mediterranean style courtyard with lighting, discreet bin store, gravelled area (formerly additional parking), water tap, gated side access, steps up to upper garden area with a variety of plants, shrubs and trees, raised vegetable beds and lawned area. A driveway to the front of the property leads to:

Garage 5.37m (17'7") x 2.76m (9'1")

Single garage with power and light connected, up and over door, wooden personnel door from garden, wooden double glazed window.





Council Tax: Band F - £ 3,901.31 (April 2026 - March 2027 financial year)

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

Directions: From our office in Silver Street, proceed up the hill and continue onto Holt Road. Turn left at the roundabout onto Springfield. At the double mini roundabouts, turn right onto Woolley Street and then turn immediately left onto a private cul-de-sac. The Lodge will be found further along 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.

Tenure: Freehold.

What3words: ///submit.affirming.recital

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		

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