



8 Church Acre
Bradford on Avon, Wiltshire, BA15 1RL

This extended semi-detached home, nestled in a quiet cul-de-sac on the Bath side of Bradford, is ideally positioned for St Laurence and Christchurch schools. Boasting an impressive ground-floor layout, it offers a welcoming sitting room with a wood-burning stove, a spacious dining room, a well-appointed kitchen, a utility room, and a versatile study. The beautifully maintained garden and invaluable driveway complete this superb home—an exceptional opportunity for a growing family not to be missed.



- Three Bedrooms
- Sitting Room With Wood Burner
- Dining Room
- Kitchen
- Utility Room
- Study
- Shower Room
- Garden
- Driveway
- Gas Central Heating

£425,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door and window to side, radiator, stairs to first floor.

Kitchen

3.74m (12'3") x 2.88m (9'5")
UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, ceramic sink, wall mounted gas boiler, plumbing for dishwasher, space for fridge, fitted electric oven and four ring electric hob with extractor hood over, radiator.

Sitting Room

5.24m (17'2") max x 4.77m (15'8") max
Fireplace with wood burning stove, radiator, glazed door, glazed double door to:

Dining Room

4.48m (14'8") x 3.17m (10'5")
UPVC double glazed windows to side and rear, UPVC double glazed double door to garden, radiator.

Utility Room

2.96m (9'9") x 2.63m (8'7")
Wooden single glazed window to side, wooden single glazed door to rear, worktop space, plumbing for washing machine, space for fridge freezer, radiator, door to:

FIRST FLOOR

Landing

UPVC double glazed window to side, cupboard.

Bedroom 1

3.78m (12'5") x 2.89m (9'6")
UPVC double glazed window to rear, built in wardrobes, radiator.

Bedroom 2

3.35m (11') x 2.89m (9'6")
UPVC double glazed window to front, radiator.

Bedroom 3

2.48m (8'2") x 2.27m (7'5")
UPVC double glazed window to rear, radiator.

Shower Room

2.29m (7'6") x 1.70m (5'7")
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, shaver point, tiled splashback, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of flowers, shrubs and trees, patio area, and cold water tap. The front garden is also mainly laid to lawn with a variety of shrubs and trees, and driveway providing off road parking. Double doors open to a store at the front of the property.

Garage (Currently being used as study)

4.17m (13'8") x 2.59m (8'6")
UPVC double glazed window to side.

Council Tax:

Band C - £2,275.51
(April 2025 - March 2026 financial year)

Tenure:

Freehold.





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

What3words: ///tigers.aced.works

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up the hill onto Masons Lane and turn left at the roundabout onto Bath Road. Turn left again at the next roundabout onto Winsley Road and take the second turning right onto Huntingdon Street. Turn right onto Church Acre and number 8 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |