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ESTATE AGENT

16 Northleigh, Bradford-on-Avon, BA15 2RG.

Guide price: £960,000

An impressive home that has been well extended offering good open plan, modern living spaces.

Number 16 is an individual family home tucked away in Northleigh. The well-designed extension has transformed the accommodation adding the WOW factor to the overall living space. On arrival we find a welcoming hallway, living room facing the front with adjoining study/snug. The fabulous kitchen diner and family room is the heart of the home; the ideal space for cooking, eating and entertaining friends & family overlooking the rear garden. A real bonus is the hidden away utility room! Also off the hallway is the principal bedroom with ensuite enjoying the view of the rear garden. There is a further bedroom on the ground floor which is currently used as an office so has flexibility. Lastly, we have the essential cloakroom. There are two bedrooms upstairs which share the family bathroom & separate w.c.

One arrives at the house from the roundabout with the walnut tree on the green. On arrival we have ample gravelled driveway parking & garage. There are mature gardens to the front, side & rear, beautifully planted with shrubs & trees with plenty of woodland space for children, dogs & gardeners alike to enjoy. There is a decked area at the rear from the kitchen family room and a further patio area to the side of the house, both enjoy a very pleasant outlook. **EPC - C**

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.

- Individual detached home
- Two receptions with flexible living spaces
- 4 bedrooms, master with ensuite
- Welcoming entrance hall
- Superb open plan kitchen space plus utility
- Gardens, garage & driveway parking





Well-proportioned family home

Impressive open plan kitchen, family space & separate living room & snug

Gardens, garage & ample driveway parking

