



50 Tynning Road
Winsley, Bradford on Avon, Wiltshire, BA15 2JN



KINGSTONS

Charming two storey family home boasting a smart, light and well proportioned design, ideally situated just a short stroll from village amenities including primary school, health centre, farm shop with café, and public house. Further enhanced by its picturesque gardens, ample parking and essential garage, this superb property presents an exceptional opportunity to own a detached home within one of the areas most sought after villages and is available with no onward chain.



- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Utility Room
- Cloakroom
- Bathroom
- Garage & Driveway
- Garden

£450,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door, internal obscure glazed window, radiator, stairs to the first floor with cupboard under.

Cloakroom

UPVC obscure glazed window to front, wash hand basin and close coupled WC, tiled splashback.

Sitting Room 4.28m (14'1") x 3.89m (12'9")

UPVC double glazed box window to front, coal effect gas fire, radiator.

Dining Room 3.31m (10'10") x 2.90m (9'6")

UPVC double glazed window to side, radiator, double glazed sliding door to:

Conservatory

UPVC double glazed construction with polycarbonate roof and door to garden.

Kitchen 3.31m (10'10") x 3.06m (10')

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge, fitted electric oven and four ring electric hob with pull out extractor hood over, pantry cupboard, storage cupboard, radiator.

Utility Room 3.61m (11'10") x 2.34m (7'8")

UPVC double glazed windows to rear, UPVC obscure double glazed window to side, UPVC double glazed door to garden, plumbing for washing machine, space for freezer.

FIRST FLOOR

Landing

UPVC double glazed window to side, loft hatch, airing cupboard housing hot water cylinder and slatted shelving.

Bedroom 1 4.02m (13'2") x 3.31m (10'10")

UPVC double window to rear and side, fitted matching bedroom furniture, radiator.

Bedroom 2 3.91m (12'10") x 3.47m (11'5")

UPVC double glazed window to front and side, fitted matching bedroom furniture, radiator.

Bedroom 3 2.72m (8'11") x 2.45m (8')

UPVC double glazed window to front, fitted matching bedroom furniture, radiator.

Bathroom 2.18m (7'2") x 1.68m (5'6")

UPVC obscure double glazed window to rear, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, electric fan heater, radiator.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of mixed plants and shrubs, greenhouse, outside cold water tap, exterior light and gated side access. The front garden is mainly laid to gravel with a variety of mixed plants and shrubs, and driveway providing off road parking and leading to:

Garage

With power and light, wall mounted gas boiler serving heating system and domestic hot water, Up and over door to front, UPVC door to side.

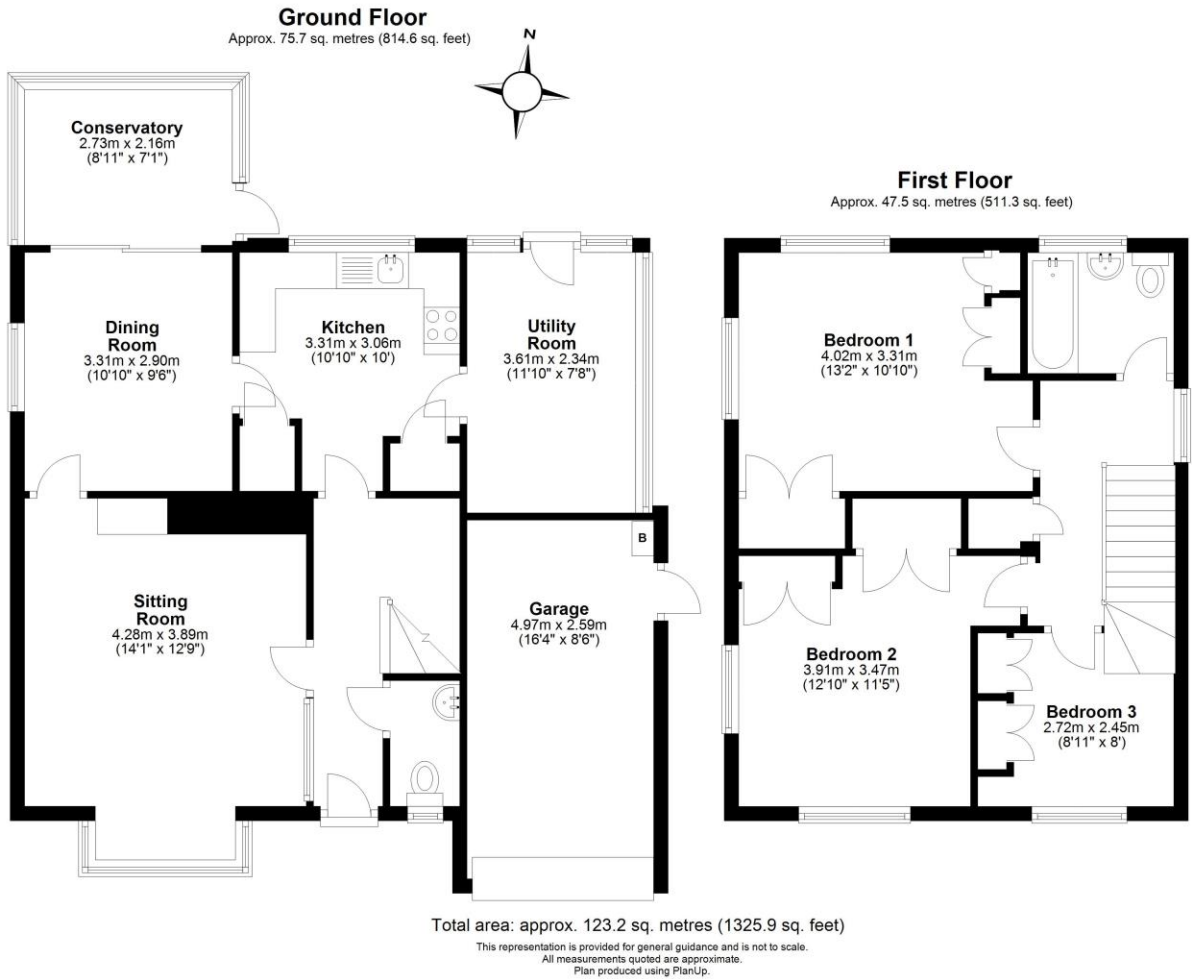
Council Tax:

Band D - £ 2,435.11 (April 2024 - March 2025 financial year)

Tenure:

Freehold.





Directions: Leave Bradford on Avon via the B3108 Winsley Road. Upon reaching the village, take the first exit at the roundabout onto Bradford Road. Take the second turning right onto Tying Road and left at the T junction. Number 50 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		