



99 Leigh Park Road
Bradford on Avon, Wiltshire, BA15 1TG

Extended and beautifully presented semi-detached family home, enjoying a tucked-away position on the sought-after Berryfield Road estate, convenient for Christchurch Primary School. Significantly improved by the current owners, to include a very impressive open plan kitchen/dining/family room with bi-fold doors onto the garden, giving this property the real wow factor. Likely to generate a high level of interest, early and decisive viewing is recommended.



- Four Bedrooms
- Open Plan Kitchen/Dining/Family Room
- Sitting Room
- Dual Facing Wood Burning Stove
- Utility/Cloakroom
- Store Room
- Four Piece Bathroom Suite
- Shower Room
- Garden
- Driveway

£525,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Porch

UPVC double glazed obscure door to front, UPVC double glazed window to side. radiator.

Entrance Hall

Stairs to the first floor, radiator.

Sitting Room 3.81m (12'6") x 3.76m (12'4")

UPVC double glazed window to front, feature fireplace with dual facing wood burning stove, radiator.

Kitchen/Dining/Family Room 9.15m (30') x 5.28m (17'4")

UPVC double glazed window to rear, two Velux windows, aluminium double glazed bi-folding doors to garden, kitchen area fitted with a matching range of base and eye level units with worktop space over, island with breakfast bar, ceramic sink with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, freestanding Stoves cooker with 7 ring gas hob and electric oven, extractor hood over, water softner, cupboard housing gas boiler, built-in storage cupboard, feature fireplace with dual facing wood burning stove, two radiators.

Lobby

Radiator.

Utility/Cloakroom

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for washing machine, space for fridge/freezer and tumble dryer, radiator, close coupled WC.

Store Room 3.02m (9' 11") x 2.30m (7' 7")

UPVC half double glazed obscure door to front, double doors to front, power and light connected.

FIRST FLOOR

Landing

Double glazed Velux window, built-in storage cupboard.

Bedroom 1 5.29m (17'4") max x 3.27m (10'9")

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

En-Suite

UPVC obscure double glazed window to front, fitted with four piece suite comprising freestanding bath, tiled shower enclosure with fitted shower, pedestal wash hand basin, and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

Bedroom 2 3.19m (10'6") x 3.18m (10'5")

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

Bedroom 3 3.81m (12'6") x 2.49m (8'2")

UPVC double glazed window to rear, radiator.

Bedroom 4 2.50m (8'2") max x 2.23m (7'4") max

UPVC double glazed window to front, radiator.

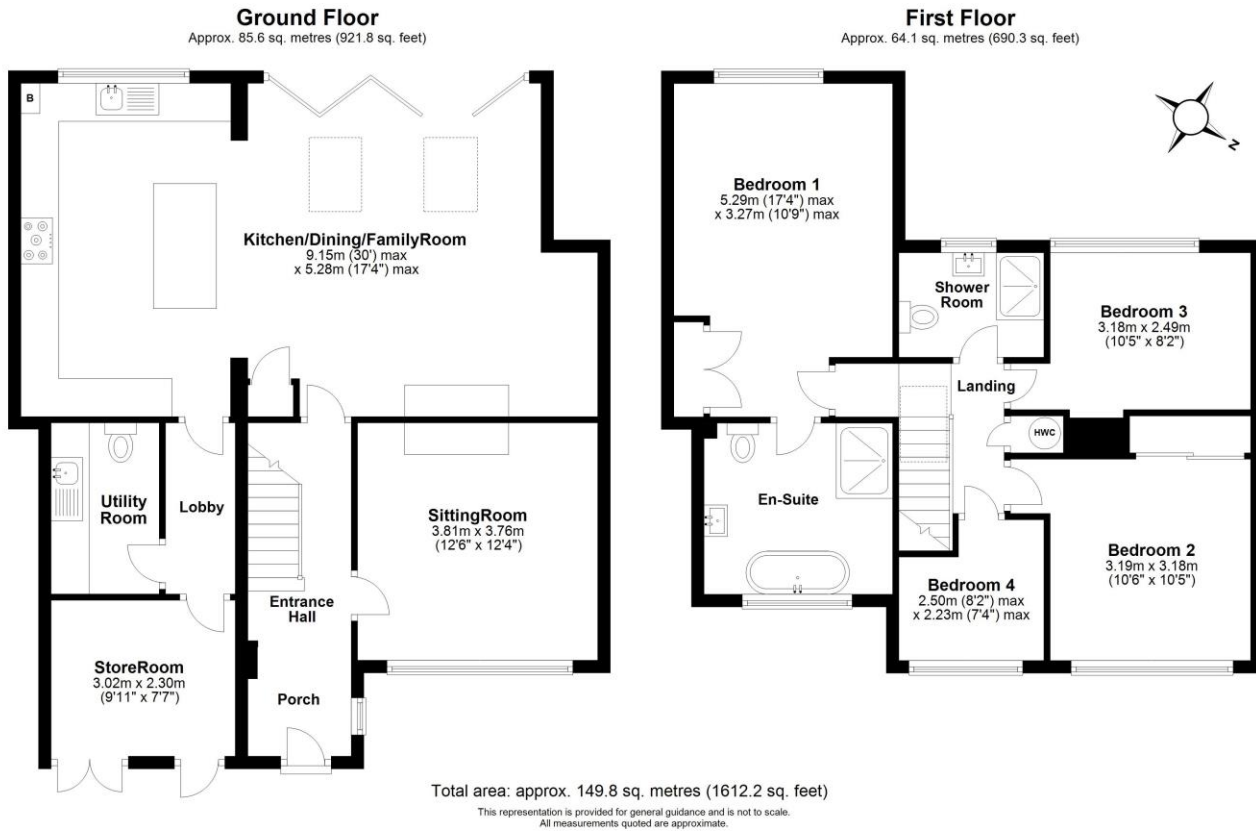
Shower Room

UPVC obscure double glazed window to rear, fitted with three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, radiator.

EXTERNALLY

Enclosed rear garden mainly laid to artificial lawn with flower and shrub borders, decked area, lighting, cold water tap. The front garden is laid to lawn with a driveway providing off road parking.





Council Tax: Band C - £2,164.54 (April 2024 - March 2025 financial year)

Tenure: Freehold. **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 and proceed straight over the two mini roundabouts onto New Road. Proceed to the top of the hill and turn right at the mini roundabout onto Sladesbrook. Turn left at the next mini roundabout onto Berryfield Road and take the third turning right onto Leigh Park Road. Take the third turn left and then turn left again where number 99 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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		