



63 Leigh Park Road  
Bradford on Avon, Wiltshire, BA15 1TF



Smart semi detached family sized home boasting well proportioned accommodation spread across two floors, complemented by a generously sized, south westerly facing garden, ample parking, crucial garage, and solar panels. Located on the edge of the ever popular Berryfield estate, it offers picturesque views of the neighbouring fields and is perfectly situated within walking distance of both Christchurch Primary and St. Laurence Secondary Schools.



Three Bedrooms  
Sitting Room  
Kitchen/Dining Room  
Cloakroom  
Utility  
Bathroom  
South Westerly Facing Garden  
Driveway  
Garage  
Solar Panels

**£435,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Porch

UPVC double glazed obscure entrance door and window to side.

#### Entrance Hall

Radiator, stairs to the first floor with storage under, water softener.

#### Sitting Room 4.77m (15'8") x 4.09m (13'5")

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

#### Kitchen/Dining Room 6.74m (22'1") x 3.55m (11'8") max

UPVC double glazed door to rear, two UPVC double glazed windows to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge and freezer, fitted electric oven, built-in four ring electric hob with extractor hood over, radiator.

#### Utility Room

UPVC double glazed obscure door to rear, plumbing for washing machine, door to:

#### Cloakroom

UPVC obscure double glazed window to rear, heated towel rail, close coupled WC, wash hand basin.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side, access to loft, cupboard housing gas boiler and hot water cylinder.

**Bedroom 1** 4.09m (13'5") x 3.65m (12') plus 0.06m (0'3") x 0.06m (0'3")

UPVC double glazed window to front, radiator.

**Bedroom 2** 4.00m (13'1") x 3.53m (11'7")

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

**Bedroom 3** 2.99m (9'10") x 2.57m (8'5") max plus 0.06m (0'3") x 0.06m (0'3")

UPVC double glazed window to front, storage cupboard, radiator.

**Bathroom** 2.63m (8'8") x 1.68m (5'6")

Two UPVC obscure double glazed windows to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, extractor fan, heated towel rail.

### EXTERNALLY

The enclosed rear garden is mainly laid to lawn with mature shrubs and flower borders, greenhouse, patio area, external power socket and cold water tap. The front garden is mainly laid to lawn with flower borders and driveway providing off road parking.

**Garden Store** 5.33m (17'8") x 1.82m (6')

Glazed doors and windows to front and rear, power and light connected.

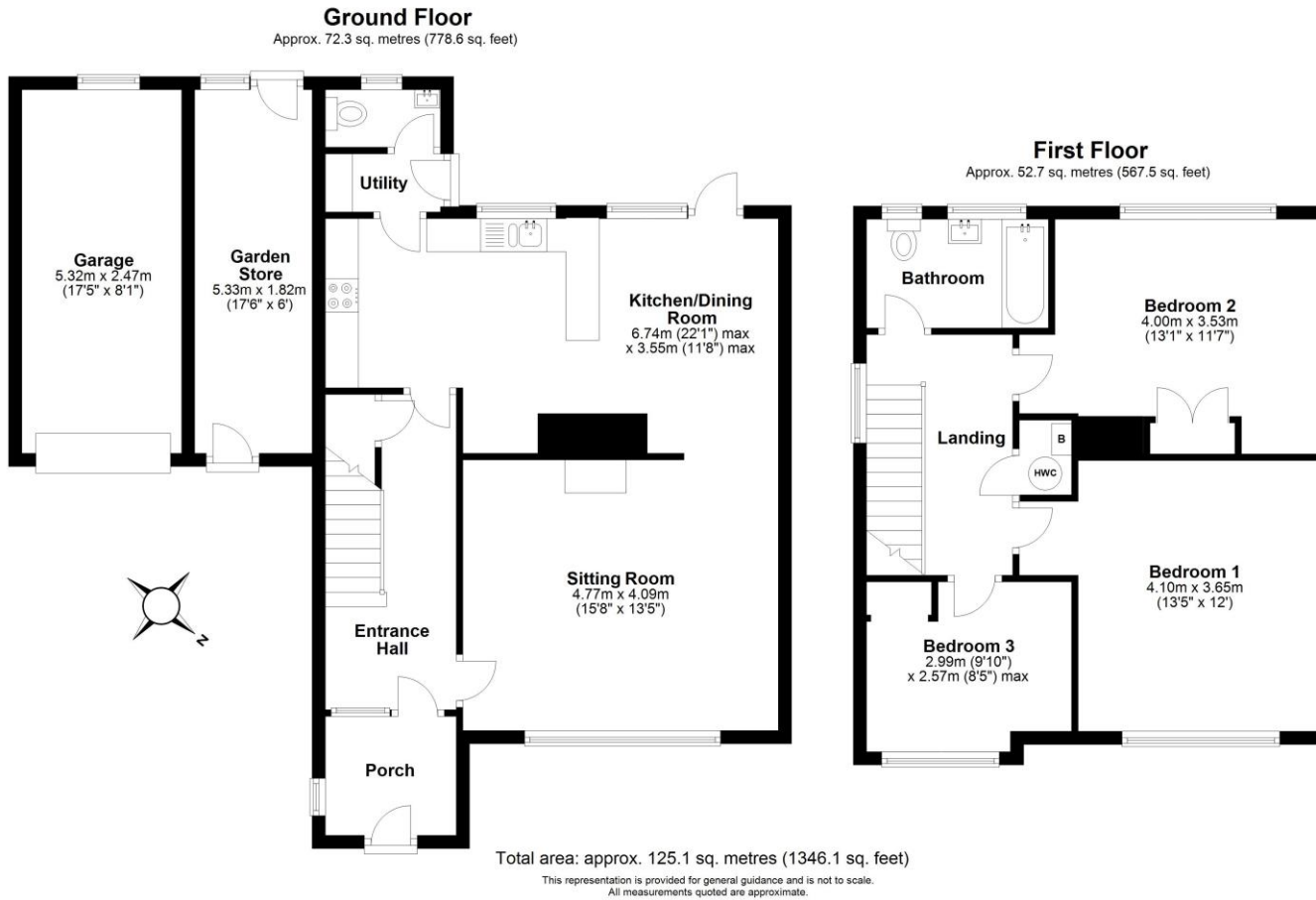
**Garage** 5.32m (17'5") x 2.47m (8'1")

Glazed window to rear, up and over door to front, power and light connected.

**Tenure:** Freehold.

**Council Tax:** Band D - £2,435.11 (April 2024 - March 2025 financial year)





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

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Proceed up the hill onto Masons Lane and at the mini roundabout bear left onto Bath Road. Proceed straight over the next mini roundabout and turn right onto Berryfield Road. Follow the road and take the second turning on the left onto Leigh Park Road where number 63 will be found on the left-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	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		