



3 Deverell Close
Bradford on Avon, Wiltshire, BA15 1UU

Extended semi detached home providing particularly generous ground floor accommodation including an extra reception room, ideal for a separate snug or home office. Situated on the sought after Southway Park development, within walking distance of many local amenities including the Kennet & Avon canal, Sainsbury's supermarket and Fitzmaurice primary school. This superb home is likely to be popular, so early and decisive viewing is recommended



Three Bedrooms
Sitting Room
Kitchen/Dining Room
Conservatory
Snug
Bathroom
Garden
Garage & Driveway
Gas Central Heating
Double Glazing

£415,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed obscure entrance door to front, radiator.

Sitting Room

5.12m (16'9") x 3.54m (11'7")

Double glazed window to front, stairs to the first floor, radiator.

Kitchen/Dining Room

5.13m (16'10") x 3.26m (10'8")

UPVC double glazed window to rear, UPVC double glazed double door, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, fitted electric oven, four ring gas hob with extractor hood over, integrated dishwasher and washing machine, space for fridge/freezer, radiator.

Conservatory

3.35m (11') x 2.85m (9' 4")

UPVC double glazed construction with windows to sides and rear, tiled floor, radiator, UPVC double glazed double door to garden.

Snug

3.65m (12') x 2.51m (8'3")

Double glazed velux window, UPVC double glazed double door to garden, radiator.

Garage

4.95m (16'3") x 2.56m (8'5")

Up and over door to front, power and light connected, cold water tap.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1

3.19m (10' 6") x 2.83m (9' 3")

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

Bedroom 2

3.10m (10'2") x 3.03m (9'11")

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

Bedroom 3

2.21m (7'3") x 2.08m (6'10")

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

Bathroom

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

EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio, lighting, storage shed, gated side and rear access. The front garden is mainly laid to lawn, a driveway provides off road parking.

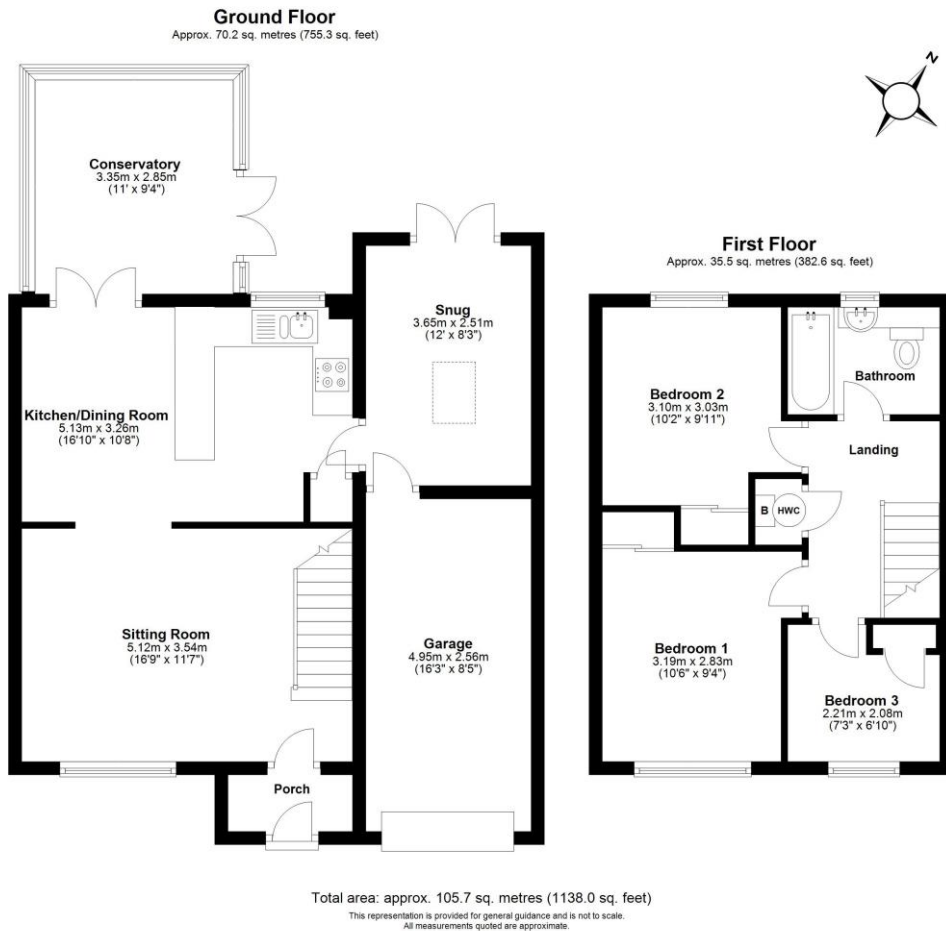
Council Tax: Band C - £2,054.41

(April 2023 - March 2024 financial year)

Tenure: Freehold.

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





Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Take the first exit at the roundabout and continue onto Trowbridge Road. Continue along and take the last turning on the right (just before the canal bridge) onto Moulton Drive. Take the second turning right onto Southway Road. Take the second turning right onto Deverell Close where number 3 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		