



**51 Bobbin Lane**  
Westwood, Bradford on Avon, Wiltshire, BA15 2DL



1980s detached family-sized home situated on a desirable corner plot with a south-westerly facing garden. Located in the sought-after village of Westwood, the property is conveniently placed within a short walk of local amenities, including a shop and post office, primary school, church, and public house. Requiring some modernisation but offering significant potential for improvement, early and decisive viewing is highly recommended.

Four Bedrooms  
Sitting Room  
Dining Room  
Kitchen/Breakfast Room  
Cloakroom  
Bathroom  
Garden  
Garage  
Driveway

£445,000



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC obscure double glazed window and entrance door to front, radiator, stairs to the first floor with built-in storage cupboard under.

#### Sitting Room 4.52m (14'10") x 3.38m (11'1")

UPVC double glazed window to front, radiator.

#### Dining Room 3.39m (11'1") x 2.37m (7'9")

UPVC double glazed sliding door to rear, radiator.

#### Kitchen/Breakfast Room 4.44m (14'7") x 2.36m (7'9")

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

#### Cloakroom

UPVC obscure double glazed window to side, comprising, wash hand basin with cupboard under and close coupled WC, radiator.

### FIRST FLOOR

#### Landing

Loft hatch with pull down ladder, built-in airing cupboard housing hot water cylinder.

#### Bedroom 1 3.95m (13') x 3.33m (10'11") max

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

#### Bedroom 2 3.64m (11'11") x 3.43m (11'3")

UPVC glazed window to front, radiator.

#### Bedroom 3 3.92m (12'10") x 2.29m (7'6")

UPVC double glazed window to rear, radiator.

#### Bedroom 4 3.38m (11'1") x 2.18m (7'2")

UPVC double glazed window to front, radiator.

#### Bathroom

UPVC obscure double glazed window to side, fitted with three piece suite comprising bath with electric shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

### EXTERNALLY

Enclosed rear garden mainly laid to lawn with a variety of mature shrubs and trees, patio area, storage shed, gated side access. The front garden is mainly laid to lawn with a driveway leading to:

#### Garage 5.02m (16' 6") x 2.45m (8')

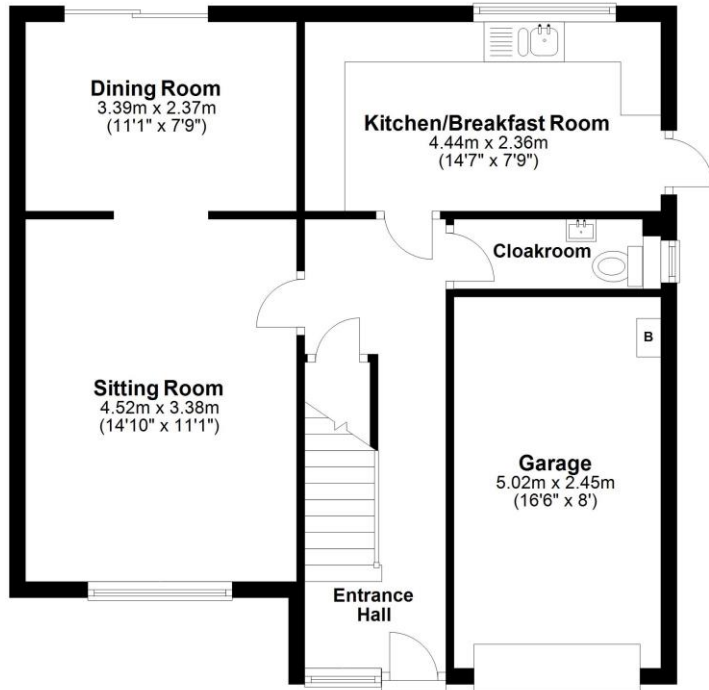
Up and over door to front, power and light connected, wall mounted gas boiler.





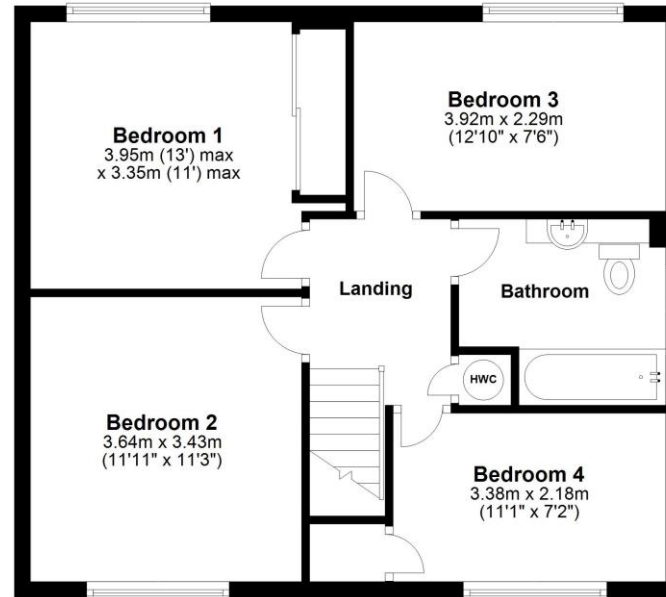
## Ground Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



## First Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



Total area: approx. 116.5 sq. metres (1254.0 sq. feet)

This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.



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

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

**Directions:** Leave Bradford on Avon via the Frome Road (B3109) and take the second turning on the right signposted Westwood. Proceed through the village and take the fifth turning right onto Boswell Road and then take the first turning right onto Tynings Way. Proceed to the end of the road and bear left to continue into Bobbin Lane. Take the first turning right where number 51 will be found immediately 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.

**Tenure:** Freehold.

**What3words:** ///arrival.ringers.optimally

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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