

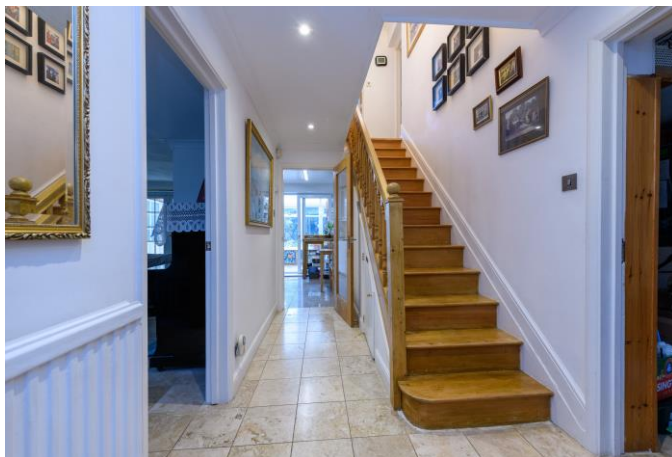


3 Piplar Ground
Bradford on Avon, Wiltshire, BA15 1XF

Ideally located in the ever-popular Southway Park development, this modern detached home is just a level stroll from the train station, Sainsbury's, and the scenic Kennet & Avon Canal. With thoughtful additions including a versatile study and a generous conservatory, it offers the perfect blend of comfort, convenience, and space - an opportunity not to be missed. Available with no onward chain.

Four Bedrooms
Sitting Dining Room
Conservatory
Study
Ground Floor Bathroom
First Floor Shower Room
Garden
Driveway
Gas Central Heating
UPVC Double Glazing

£625,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed windows to front and side, UPVC double glazed entrance door, glazed double doors to:

Entrance Hall

Stairs to the first floor, understairs storage cupboard.

Study 5.13m (16'10") x 2.57m (8'5")

UPVC double glazed window to front, radiator.

Kitchen 3.17m (10'5") x 2.87m (9'5")

UPVC double glazed sliding door to conservatory, fitted with a matching range of base and eye level units, sink unit with mixer tap, space for fridge/freezer, fitted electric oven, four ring electric hob, single gas hob, extractor hood over, heated towel rail, pantry cupboard.

Ground Floor Bathroom 3.02m (9'11") x 2.57m (8'5")

UPVC double door to garden, UPVC obscure double glazed window to rear, three piece suite comprising bath with hand shower attachment, pedestal wash hand basin in vanity unit, and close coupled WC, tiled surround, extractor fan, radiator, plumbing for washing machine, space for tumble dryer.

Conservatory 5.68m (18'8") max x 3.96m (13') max
UPVC double glazed construction with polycarbonate roof, three windows to side, three windows to rear, double door, uPVC double glazed double door, door to:

Sitting/Dining Room

6.37m (20'11") max x 4.79m (15'9") max

UPVC double glazed window to front, UPVC double glazed door to rear, radiator.

FIRST FLOOR

Landing

Loft hatch, airing cupboard housing gas boiler, hot water cylinder and slatted shelving.

Bedroom 1 3.17m (10'5") x 2.97m (9'9")

UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom 2 3.02m (9'11") x 3.00m (9'10") max

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

Bedroom 3 4.00m (13'1") x 2.59m (8'6")

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

Bedroom 4 3.32m (10'11") x 2.08m (6'10")

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

Shower Room 2.17m (7'1") x 1.68m (5'6")

UPVC obscure double glazed window to rear, three piece suite comprising shower enclosure, wash hand basin with storage under, and close coupled WC, tiled surround, extractor fan, heated towel rail.

EXTERNALLY

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

Council Tax:

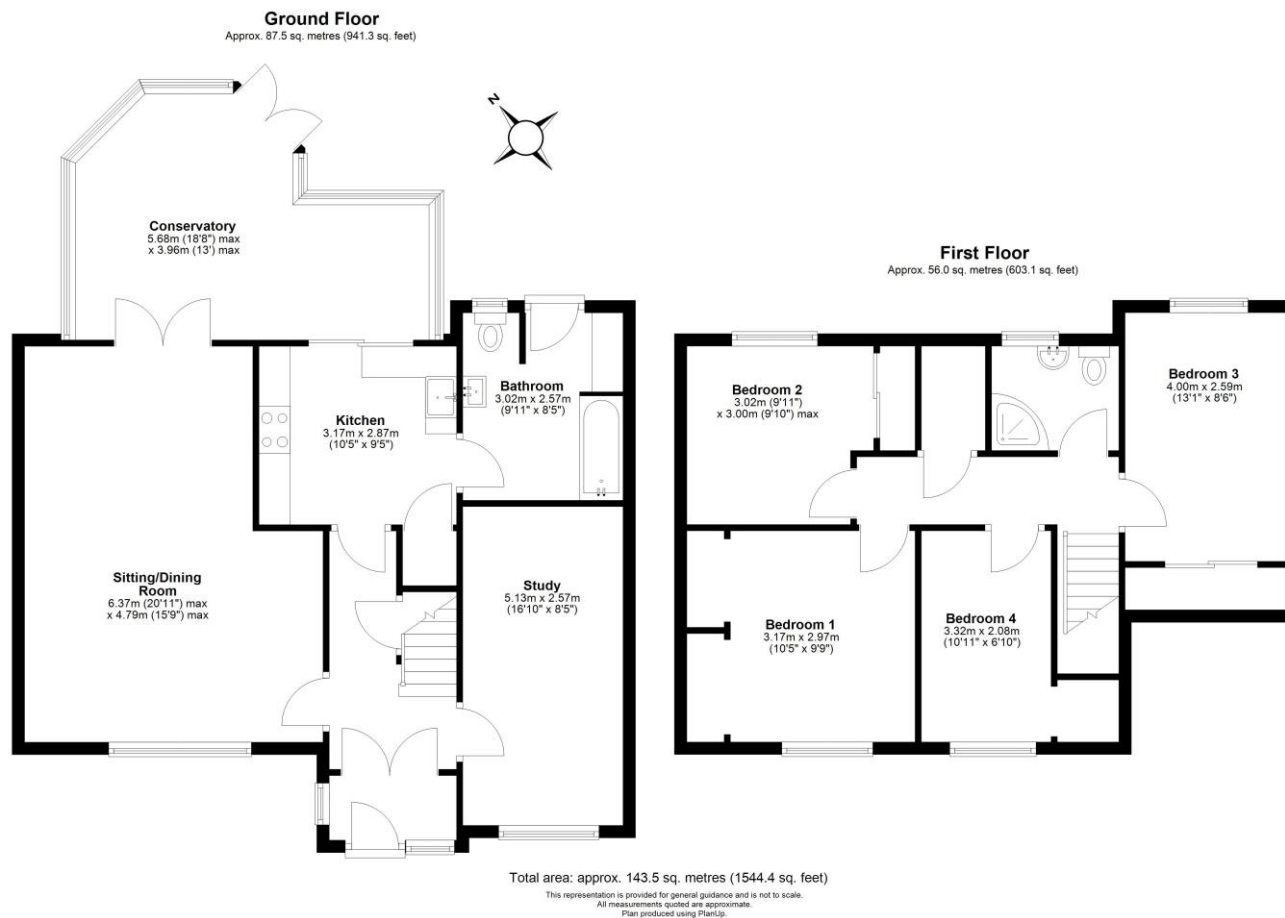
Band E - £3,128.82

(April 2025 - March 2026 financial year).

Tenure:

Freehold.





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

What3words: ///foster.wheels.drifters

Directions: From our office in Silver Street, proceed down the hill and across the town bridge. Take the first exit at the roundabout onto St Margarets Street and continue onto Trowbridge Road. Continue over the next roundabout and just before leaving Bradford, turn right onto Moulton Drive. Take the second right onto Southway Road and the fifth turning right onto Piplar Ground. Turn left at the T junction and 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		