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47 Bobbin Lane, Westwood,
Bradford-on-Avon, Wiltshire BA15
2DL
£650,000 Freehold

Description

This is a rare opportunity to purchase a spacious four/five bedroom detached family home located within the highly desirable village of Westwood.

The property is tucked away at the end of a small quiet cul-de-sac on a popular development in this sought after village.

This lovely village has local shops and a primary school and is well placed for daily access by road or rail to Bath, Bradford on Avon and Trowbridge. Bath is a beautiful City with incredible architecture is only about 6 miles away. The railway station at Avoncliff is also very accessible, and there are also buses into Bath on weekdays.

The accommodation offers exceptional versatility, featuring a choice of four/five spacious reception rooms on the ground floor.

Upon entering through the front door, you are greeted by a long entrance hall, complete with convenient and well thought out storage solutions.

To the front of the property, there is a well-appointed study/bedroom five, fitted with high-quality Hammonds office storage and desk facilities, creating an ideal work environment.

The hallway continues, leading to the first lounge or snug area a cosy retreat for relaxing. From here, doors open into the separate dining room, which benefits from a beautiful backdrop of greenery visible through the patio doors.

Additionally, there is generously sized lounge, a superb space that is incredibly inviting. This lounge seamlessly connects to a garden room, which boasts a unique roof design with remote-controlled electric Velux windows and blinds, offering a perfect blend of natural light and comfort.

The kitchens are found at the rear of the property and it is a delightful surprise to find two kitchens with vast amounts of storage and a rear porch with access to the garden. Why two kitchens you may ask? The second kitchen was added in for an elderly relative as part of a plan to provide a separate annex.

The double garage is accessed internally from the kitchen. Externally, there is a long driveway providing off road parking. There is a front garden with side path giving access to the fully enclosed rear garden.

To the rear of the property, you'll find expansive green spaces and park areas, perfect for outdoor activities. There is also a designated children's play area, as well as plenty of scenic walking paths that wind through lush natural surroundings.

Council Tax Band: E (Wiltshire Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



Entrance Hall

Study

13'5" x 8'0"

Cloakroom

Exceptional Kitchen/Breakfast Room

31'6" x 11'4"

Family Room

15'1" x 11'11"

Dining Room

11'10" x 9'1"

Lounge

23'6" x 13'4"

Garden Room

19'2" x 9'7"

Master Bedroom

12'5" x 12'2"

En-suite Shower Room

Bedroom 2

12'0" x 11'6"

Bedroom 3

12'1" x 8'5"

Bedroom 4

10'10" x 8'0"


Family Bathroom

Double Garage and Driveway Parking

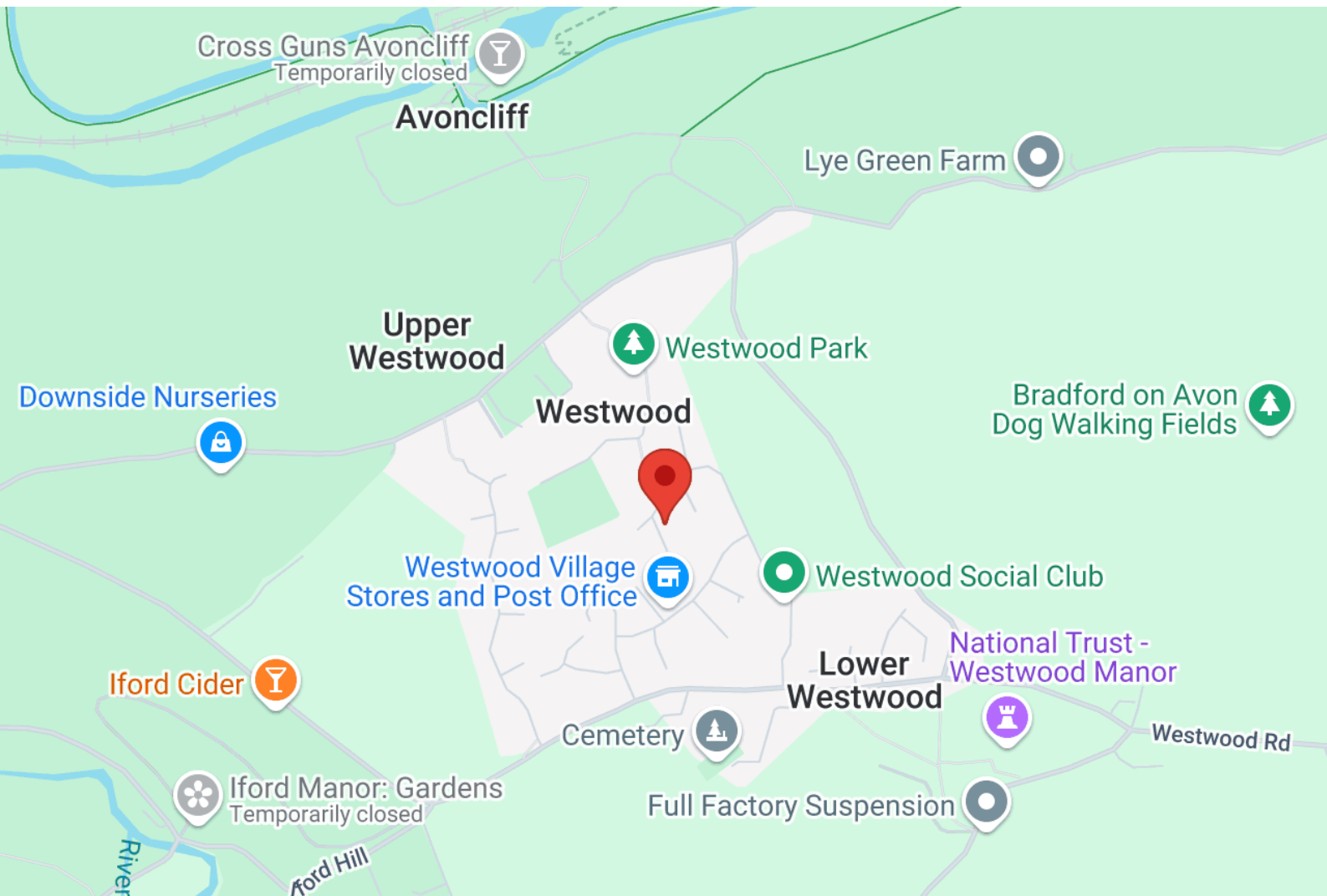






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



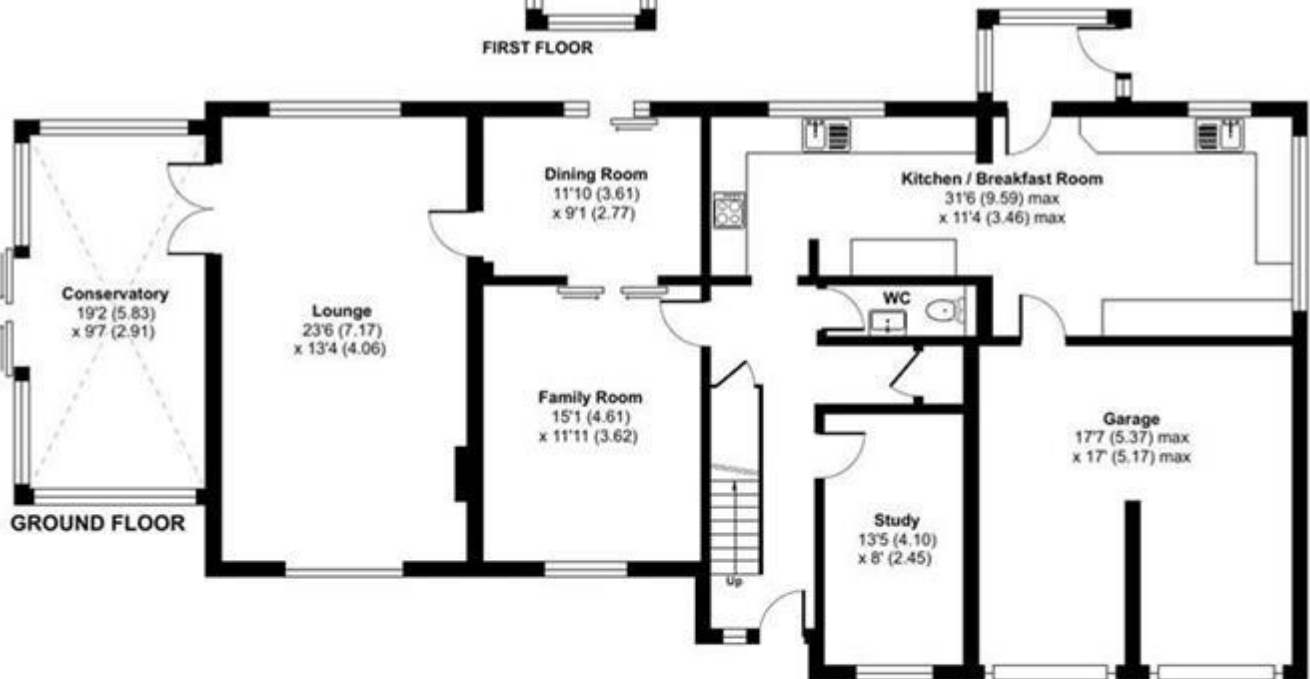
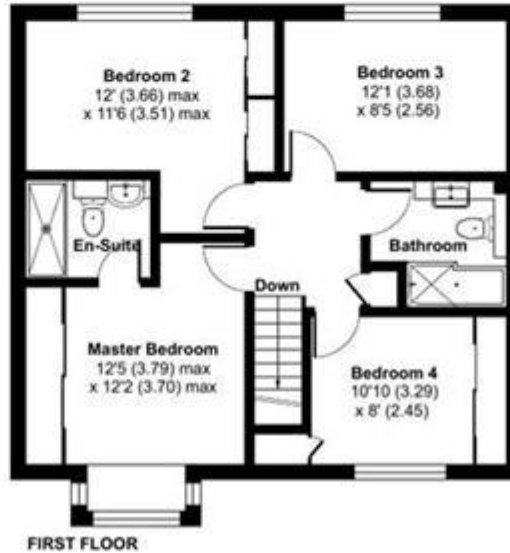
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Approximate Area = 2109 sq ft / 195.9 sq m

Garage = 293 sq ft / 27.2 sq m

Total = 2402 sq ft / 223.1 sq m

For identification only - Not to scale



Note: We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

Paxtons Estate Agents
15 Hackett Place,
Paxcroft Mead,
Trowbridge,
Wiltshire
BA14 7GW

Phone: 01225 777696

Email: enquiries@paxtonsresidential.co.uk

Web: paxtonsresidential.co.uk

VAT registration number - 245 9691 64

