



6 Fieldins

Winsley Bradford-On-Avon BA15 2JU

A fantastic opportunity to purchase a deceptively spacious three bedroom detached family home tucked away in a cul-de-sac position on the highly sought-after Tying Estate in Winsley. The property is ideally located within easy reach of the village's excellent amenities, including the primary school, health centre, church, country pub, farm shop and cafe. Whilst in a habitable condition, the property requires a programme of modernisation. Accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, open plan dining room and lounge, conservatory and five piece family bath/shower room. Benefits include UPVC double glazing, gas central heating, enclosed rear garden, garage and driveway providing off road parking. Offered for sale with no onward chain.

Offers Over £400,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Partially glazed hardwood door with glazed side screen to the front. Double radiator. Stairs to first floor accommodation with space under for desk/coats. Personnel door to garage. Glazed door to the kitchen. Door to the:

Cloakroom

Obscured UPVC double glaze window to front. Low-level WC and wash hand basin.

Kitchen

13'1" x 8'10" (4.0 x 2.7)

UPVC double glaze windows to front and side. Range of oak wall and base units with tiled splash-backs and rolled top work surfaces. One and a half bowl single drainer sink unit. Electric point for cooker with extractor over. Plumbing for washing machine. Breakfast bar. Cupboard housing Potterton Flamingo gas boiler for central heating and hot water. Double radiator. Obscured double glazed door to side. Glazed door to the:

Lounge/Dining Room

20' x 13'9" max (6.1 x 4.2 max)

UPVC double glazed window over-looking rear garden. Double and single radiators. Stone fireplace with inset with living flame coal effect gas fire. Sliding double glazed patio doors to:

Conservatory

9'2" x 8'6" (2.8 x 2.6)

UPVC double glazed and brick construction with double glazed glass roof and French doors to rear garden. Double radiator.

FIRST FLOOR

Landing

Access to loft space with ladder. Single radiator. Doors off and into: airing cupboard housing lagged hot water cylinder.

Bedroom One

13'11" x 10'10" (4.25 x 3.3)

UPVC double glazed window over-looking rear garden. Built-in double wardrobe. Plug-in electric heater.

Bedroom Two

10'2" x 8'10" (3.1 x 2.7)

UPVC double glazed window over-looking rear garden. Built-in single wardrobe. Plug-in electric heater.

Bedroom Three

11'10" x 8'2" (3.6 x 2.5)

UPVC double glazed window to front. Good size over stairs storage cupboard with hanging rail.

Family Bath/Shower Room

Obscured UPVC double glazed windows to front and side. Five piece suite comprising panelled bath, independent shower cubicle with glazed sides and

fitted with electric shower, low-level WC and bidet. Single radiator.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Double width block paved driveway in front of garage. Open area of garden with planted borders and area of lawn. Gated access at both sides to rear garden.

To The Rear

Good size garden with mature planting, two areas of paving, mainly laid to lawn with pear and fig trees. Access at both sides leading to front. All enclosed by fencing.

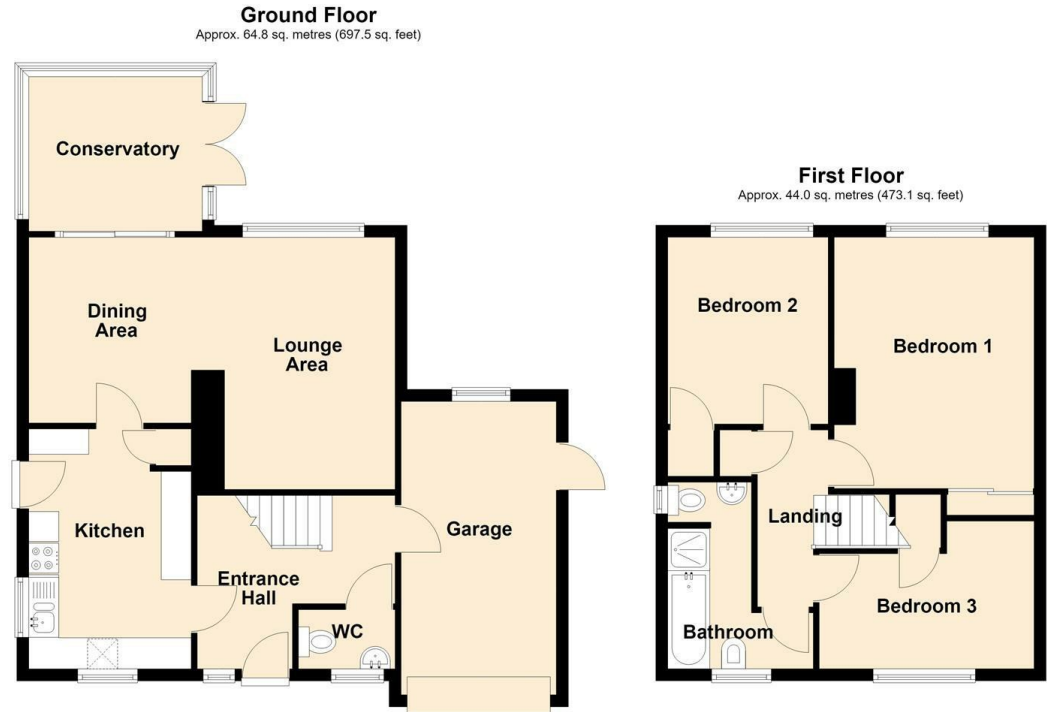
Garage

16'5" x 8'6" (5.0 x 2.6)

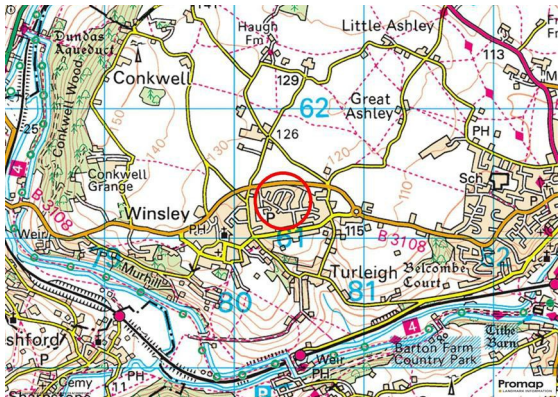
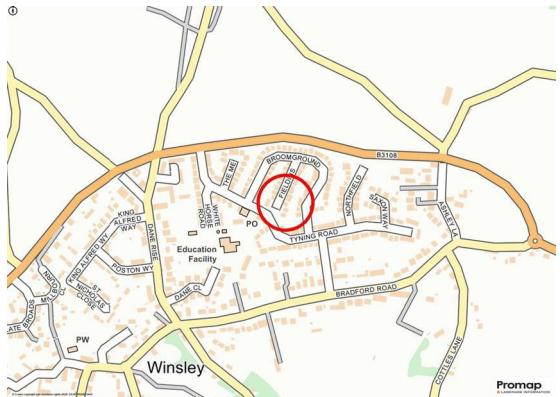
Attached single size unit with up and over door to the front. Window to rear. Personal doors to side into entrance hall. Access to eaves storage space. Gas and electric meters; and electric fuse board. Power and lighting.



Tenure **Freehold**
Council Tax Band **D**
EPC Rating **E**



Total area: approx. 108.8 sq. metres (1170.6 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.