



4 John Rennie Close, Bradford on Avon, BA15 1UJ

Guide Price **£675,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms:** 4 (Plus Garden Studio)  
**Bathrooms:** 2 (Plus Downstairs Cloaks)  
**Receptions:** 2

This substantially extended detached home has been comprehensively improved to provide a stylish and highly versatile family property approaching 2,000 square feet. Positioned within a family-friendly cul-de-sac, it combines generous internal living space with low-maintenance outdoor areas, all within easy reach of local schools, shops, the train station and the town centre.

The heart of the home is an impressive 30-foot open-plan kitchen, dining and family room, designed as a bright and sociable space for both everyday living and entertaining. This dual-aspect room features stone flooring, column radiators and doors opening directly onto the garden. The contemporary kitchen offers soft-close storage, solid quartz worktops and a large island with seating, alongside integrated appliances including a full-height fridge and freezer, double oven, dishwasher and drinks fridge, as well as a boiling water tap. A generous dining area sits to one end, while a deep utility cupboard provides space and plumbing for laundry appliances at the other. A separate dual-aspect sitting room offers a quiet retreat, complete with wooden flooring, a wood-burning stove and garden access. The entrance hallway comes complete with built-in storage and access to a cloakroom.

Upstairs, there are four well-proportioned double bedrooms, all enhanced by bespoke window shutters. The spacious principal suite offers a large dressing room with natural light and excellent storage, along with a stylish suite shower room featuring underfloor heating. The well-appointed tiled family bathroom is finished to a high standard with underfloor heating, a bath with rainfall shower, vanity unit, heated towel rail and W.C.



Externally, the landscaped rear garden has been designed for ease and enjoyment, with an artificial lawn, composite decking and patio areas, enclosed by fencing and mature hedging and enhanced by subtle lighting. The garden enjoys a sunny southerly aspect and provides an ideal setting for relaxing or entertaining. A standout feature is the insulated and fully powered larch-clad garden studio, offering excellent flexibility as a home office, gym, hobbies room or occasional bedroom.

To the front, a generous driveway provides parking for several vehicles and leads to a well-finished garage with power, lighting, storage and internal access to the house. The property is quietly tucked away on the southern side of Bradford on Avon, less than a mile from the train station and town centre. It is ideally placed for Fitzmaurice Primary School and within easy reach of cafés, pubs, canal-side walks and a wide range of independent shops and amenities. The town also offers excellent transport links, including direct rail services to Bath, Bristol, Cardiff and London Waterloo, along with convenient local bus routes and access to secondary schooling.

**Additional Information:**

Tenure: Freehold House

Council Tax Band: F

EPC Rating: C (72) // Potential: B (81)

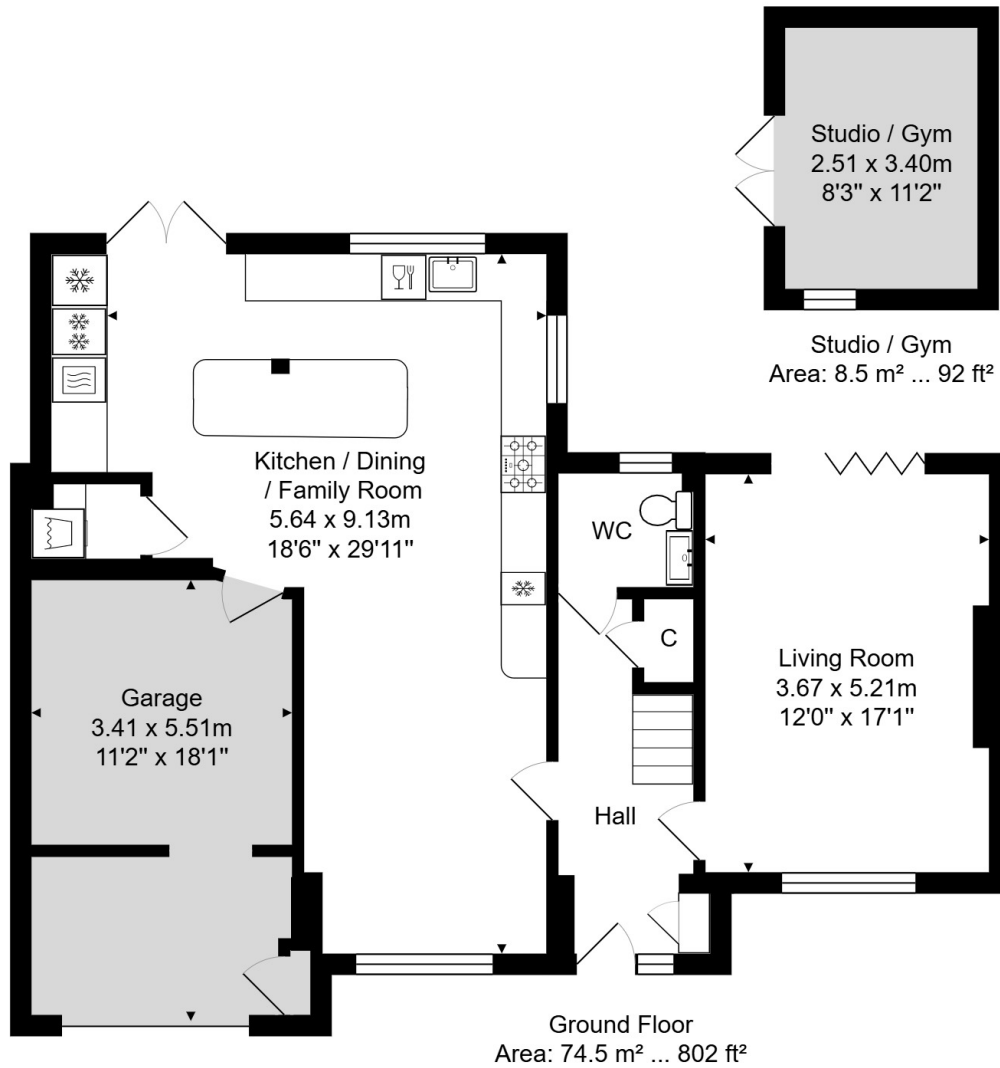
Services: Mains Gas Central Heating.

Mains Drainage. Mains Water. Mains

Electricity. Double Glazing.

**\*\*These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.\*\***





Total Internal Area: 152.4 m<sup>2</sup> ... 1641 ft<sup>2</sup> (excluding garage, studio / gym)

Total Area: Including Garage and Studio 182.2 m<sup>2</sup> ... 1961 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. [www.epcassessments.co.uk](http://www.epcassessments.co.uk)

