

**TOWN & COUNTRY**  
ESTATES



**Acacia Crescent, Broadmead, Trowbridge, Wiltshire**

**£325,000**

## LOCATION

Broadmead is a sought after family friendly residential development, on the Bradford-on-Avon/Bath side of Trowbridge. This particular home backs onto open green space and is within easy reach of the well regarded Walwayne Court Primary School, bus routes, Tesco Express, chip shop, pharmacy and popular pub.

Secondary Schools, Trowbridge town centre and train station are close by, making this area popular with families and commuters alike.

## DESCRIPTION

Occupying an enviable position within a small and quiet cul-de-sac, offering pleasant rear views and conveniently close to schools, walks and amenities, this three bedroom detached home approaches the market in great order. The accommodation comprises an entrance hall, lounge, dining room, cloakroom toilet, two conservatories, two double bedrooms, a single bedroom and bathroom. Further benefits include gas central heating, uPVC double glazing, garage, driveway parking and well kept gardens.

## ENTRANCE HALL

You enter the home through a composite entrance door, there is a radiator, stairs to the first floor with cupboard beneath and doors to the lounge, kitchen and cloakroom.

## LOUNGE

14'9" x 11'1"

There is a uPVC double glazed window to the front, radiator, TV point and thermostat heating controls. The lounge opens through to the dining room.

## DINING ROOM

9'10" x 8'2"

With a radiator, door to the kitchen and sliding door to the rear conservatory.

## REAR CONSERVATORY

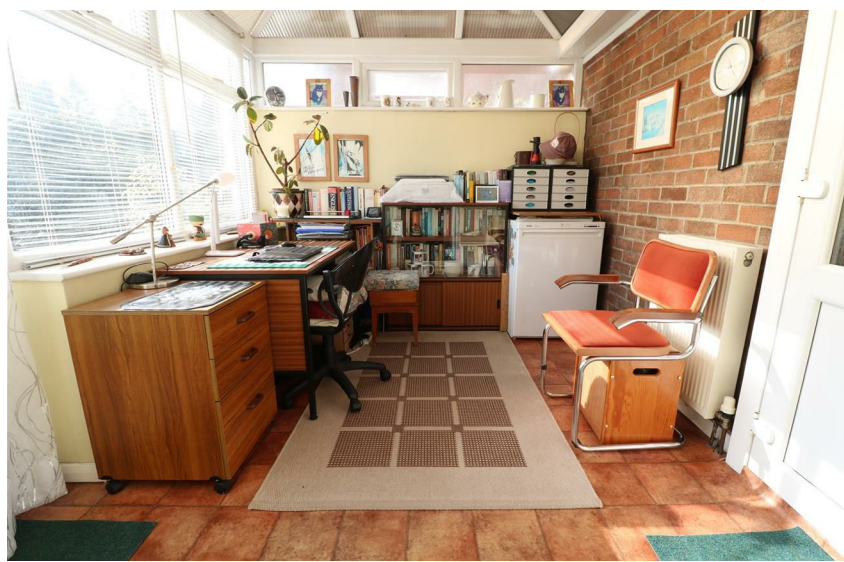
9'10" x 8'2"

A fantastic place to enjoy the southerly facing rear garden, the conservatory has uPVC double glazed windows to three aspects and a sliding door to the patio. The roof was replaced in 2022.

## KITCHEN

9'10" x 9'6"

The kitchen has a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, cooker with ceramic hob, extractor and light over, plumbing for a slimline dishwasher, plumbing for a washing machine, space for an under counter fridge/freezer, radiator, door to the dining room and a uPVC double glazed door to the side conservatory.



## SIDE CONSERVATORY

9'10" x 8'10"

Used as a study space, this additional conservatory to the side of the home has a uPVC double glazed window to the rear, high level uPVC double glazed windows to the side, radiator and uPVC double glazed doors to the rear garden and side access.

## CLOAKROOM

The cloakroom toilet has an obscure uPVC double glazed window to the side, low level WC, corner basin radiator and tiled flooring.

## FIRST FLOOR LANDING

A uPVC double glazed window to the side floods the landing with lots of natural light. There is access to the loft and doors to all bedrooms, bathroom and airing cupboard, with a wall mounted gas combination boiler (new in September 2021).

## BEDROOM ONE

11'1" x 9'10"

Bedroom one has a uPVC double glazed window to the front, built in double wardrobe and a radiator.

## BEDROOM TWO

11'1" x 9'10"

The second double bedroom has a uPVC double glazed window to the rear overlooking the brook, built in double wardrobe and a radiator.

## BEDROOM THREE

8'2" x 7'10"

To the front of the house, bedroom three has a uPVC double glazed, built in cupboard and a radiator.

## BATHROOM

The well presented bathroom has an obscure uPVC double glazed window to the rear, a panelled bath with chrome mixer tap and electric shower over, vanity unit with storage and inset basin with chrome mixer tap, dual flush WC, radiator, shaving socket and tiled splash backs.

## EXTERIOR

### FRONT

The front of the property has a lawn with attractive planted borders, gated access to the rear garden, driveway parking and path to the front door with outside light and storm porch over.

### REAR GARDEN

The private, enclosed and southerly facing rear garden has a paved patio immediately from the rear of the house, outside tap, lawn, well kept planted borders, offering an array of mature plants, shrubs and bushes.

## ADDITIONAL INFORMATION

Council Tax Band - D  
EPC - C



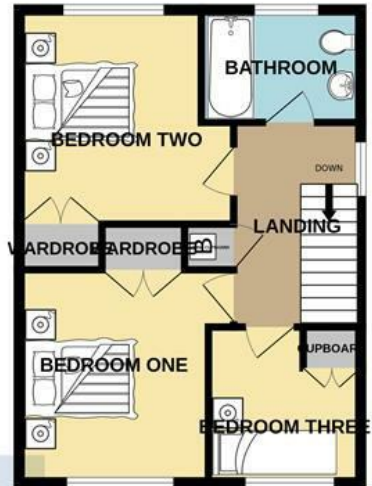




GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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