

**TOWN&COUNTRY**  
ESTATES



**Chantry Gardens, Southwick, Wiltshire BA14 9QX**

**Offers Over £250,000**

## LOCATION

Southwick is a rural village to the southwest of the county town of Trowbridge, it is separated from Trowbridge only by the Southwick country park which consists of 152 acres of open fields. It is within easy driving distance to the City of Bath approximately 30 minutes, within easy walking distance to local primary schools and shops.

## DESCRIPTION

Offered with no onward chain, this well-presented three bedroom semi-detached home - available for the first time since its construction in 1971 - is ideally situated in a quiet cul-de-sac, within the sought-after Chantry Gardens development. The good size ground floor accommodation offers an entrance hall, lounge, dining room, kitchen, conservatory and wet room. Upstairs, there are two double bedrooms, a large single bedroom and bathroom. Further benefits include gas central heating, uPVC double glazing, an enclosed rear garden, garage and driveway parking.

## ENTRANCE HALL

You enter the property through an obscure glazed entrance door, there is a uPVC double glazed window to the front, radiator, telephone point, stairs to the first floor and door to the lounge, kitchen and useful under stairs cupboard.

## LOUNGE

13'9" x 11'5"

The dual aspect lounge is flooded with natural light from the uPVC double glazed windows to the front and side, there is a fireplace with inset gas fire, TV point, radiator and door to the dining room.

## DINING ROOM

9'6" x 9'2"

There is a uPVC double glazed window overlooking the rear garden and a radiator.

## KITCHEN

9'6" x 7'10"

The well presented kitchen has a range of matching base and wall units with rolled top worksurfaces, inset 1 1/2 bowl sink with chrome mixer tap, tiled splashbacks, under cabinet lighting, built in electric oven and grill, inset gas hob with extractor and light over, an integrated fridge, plumbing for a dishwasher, ceiling spotlights, ceramic tiled flooring, a window and an obscure glazed uPVC door to the conservatory.

## CONSERVATORY

10'9" x 6'2"

An addition in 2000, the conservatory has a dwarf wall and uPVC double glazed windows overlooking the rear garden, plumbing for a washing machine, ceramic tiled flooring, a door to the wetroom and a uPVC double glazed door to the rear garden.



## WET ROOM

With tiled walls and flooring, a low level WC, wall mounted sink, Mira electric shower, extractor fan and a wall mounted electric heater.

## FIRST FLOOR LANDING

Providing access to the loft and doors to the bedrooms, bathroom and airing cupboard.

## BEDROOM ONE

12'5" x 9'6"

Bedroom one has a uPVC double glazed window to the front and a radiator.

## BEDROOM TWO

10'5" x 8'6" to wardrobe

The second double bedroom has a uPVC double glazed window to the rear, built in wardrobes with sliding doors and a radiator.

## BEDROOM THREE

9'2" x 7'6"

Bedroom three will fit a double bed or makes good size single room and has a uPVC double glazed window to the front and a radiator.

## BATHROOM

There is an obscure uPVC double glazed window to the rear, low level WC, pedestal basin, panelled bath with chrome mixer tap and shower attachment, tiled walls and a radiator.

## EXTERIOR

### FRONT

The front of the property has a dwarf wall, drive and a low maintenance gravelled area, which could offer further off road parking. There is an outside light and steps to the front door.

### REAR GARDEN

The enclosed rear garden has an attractive stone wall to the rear, a paved patio immediately from the rear of the home, lawn, raised planted area, wooden shed, outside light and door to the garage.

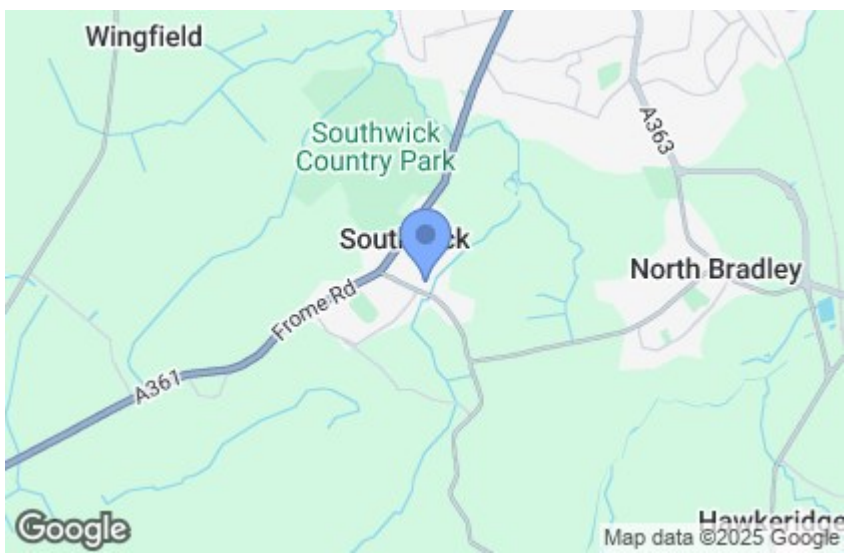
### GARAGE

19'4" x 9'2"

The garage has an up and over door to the front, window to the rear, power and light.

## ADDITIONAL INFORMATION

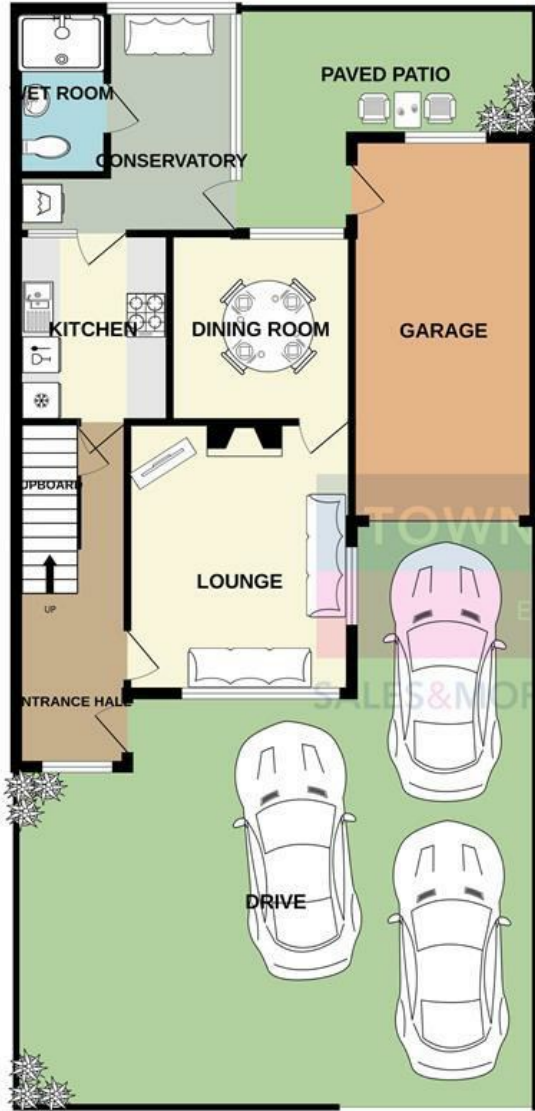
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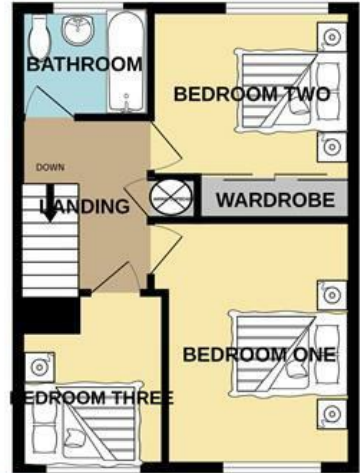




GROUND FLOOR



1ST FLOOR



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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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GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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