

TOWN & COUNTRY
ESTATES



Woodmarsh, North Bradley, Wiltshire BA14 0SB

£500,000

LOCATION

The Village of North Bradley is located on the outskirts of Trowbridge towards Westbury. It has a large Church which was built in the 12th century, a well regarded Primary School and public house. There is a Village hall for the community, which has a park and a large recreation field. North Bradley is surrounded by lots of countryside leading through fields to the neighbouring village of Southwick.

DESCRIPTION

A fabulous double fronted Georgian style home, occupying a non-estate location, within the ever popular North Bradley. The spacious and flexible ground floor accommodation comprises an entrance hall, lounge, drawing room, kitchen, family room, dining room, utility and cloakroom toilet. The first floor has a master bedroom with ensuite shower room, two further double bedrooms, the family bathroom and access to the balcony. The fourth bedroom, with walk-in wardrobe, occupies the second floor. Additional notable features include gas central heating, uPVC double glazing, driveway parking and a gorgeous rear garden, with views across farmland.

ENTRANCE HALL

You enter the property through a composite entrance door with obscure glazed panels. The welcoming entrance hall has a large built-in doormat, stairs to the first floor landing, radiator, Hive heating controls, an obscure glazed door to the Kitchen/Family Room and doors to the Lounge and Drawing Room.

LOUNGE

The lounge has a uPVC double glazed bay window to the front, a large feature fireplace with marble mantelpiece and inset log burning stove (new in 2024), two radiators and a TV point.

DRAWING ROOM

The second large reception room at the front of the home has a uPVC double glazed bay window to the front, a feature false chimney breast, TV point, two radiators and uPVC double glazed sliding doors to the side.

KITCHEN/FAMILY ROOM

The heart of this superb family home is the spacious kitchen/family room, a fantastic social space.

KITCHEN

There is a uPVC double glazed window to the side, a range of matching base and wall units with rolled top worksurfaces, a 1 1/2 bowl sink with chrome mixer tap and tiled splash backs, a Range style cooker with inset gas hob, integrated dishwasher, integrated washing machine, space for fridge/freezer, tiled flooring and an opening to the family room.

FAMILY ROOM

With uPVC double glazed sliding doors to the rear garden, two radiators, telephone point and a glazed door to the dining room.

DINING ROOM

The formal dining room is another great entertaining space with bi-folding doors opening to the rear garden, there is a uPVC double glazed window to the side, radiator, tiled flooring, an obscure glazed stable door to the utility room, door to the cloakroom and a uPVC double glazed door to the rear garden.

UTILITY

The utility room has a uPVC double glazed obscure door to the front drive, a radiator, door to a cupboard and a doorway to the plant room, with a wall mounted gas boiler (new in January 2023) and pressurised water cylinder.

FIRST FLOOR LANDING

With steps to the front landing and rear landing.



FRONT LANDING

A uPVC double glazed window flood the landing with natural light. There is a radiator and doors to bedroom one and two.

BEDROOM ONE

Bedroom one has a uPVC double glazed window to the front, radiator, telephone point and door to en-suite.

EN-SUITE

There is a uPVC double glazed obscure window to the side, shower cubicle with wall mounted mains shower and attractive tiled splash backs, dual flush W/C, vanity unit with inset basin and chrome mixer tap, chrome heated towel rail and an extractor fan.

BEDROOM TWO

Located to the front of the house, the second bedroom has a uPVC double glazed window to the front, radiator and feature fireplace with inset electric fire.

REAR LANDING

With an obscure glazed door to the balcony, stairs to the second floor and doors to bedroom three, the family bathroom and a useful airing cupboard.

BEDROOM THREE

Bedroom three has a uPVC double glazed window to the rear overlooking the garden and a radiator.

FAMILY BATHROOM

The modern family bathroom has a uPVC double glazed obscure window to the rear, a panelled P shape bath with chrome mixer tap, mains shower and glazed screen, "His and Hers" sinks with chrome mixer tap, inset W/C, storage unit, chrome heated towel rail, tiled flooring, inset ceiling spotlights and an extractor fan.

BALCONY

With views across fields to the rear, the first floor balcony has iron railings to the front and rear.

SECOND FLOOR LANDING

Limited ceiling height in areas - storage space and door to bedroom four.

BEDROOM FOUR

There is a double glazed Velux window to the rear, radiator, a wardrobe and walk-in wardrobe. (limited ceiling height in eaves).

EXTERIOR

FRONT

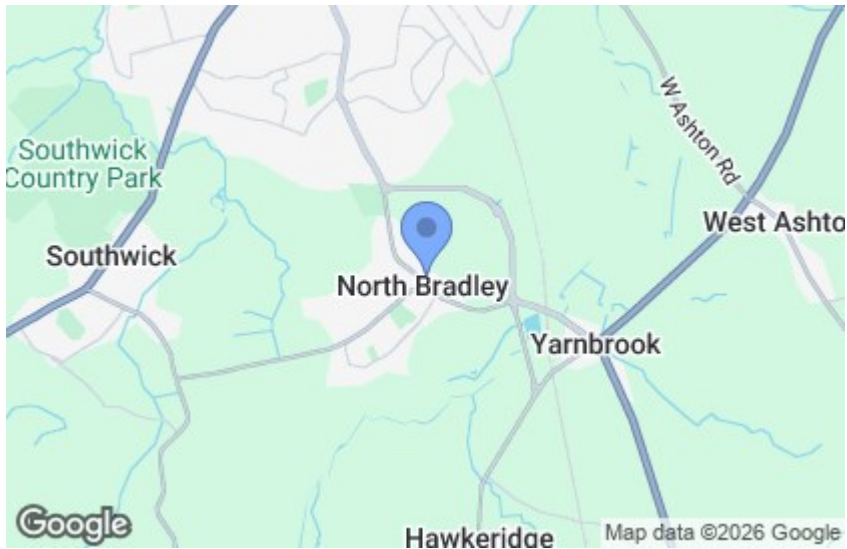
Accessed through stone pillars onto a shared drive, which then splits off to a private parking area to the front of the house. There is a large wooden storage shed, wood store, raised planted borders and well kept hedging to the front, adding to the privacy of the home. A path leads to a wooden gate opening onto Woodmarsh.

REAR GARDEN

Enjoying views over fields, the gorgeous enclosed rear garden is a fantastic space to both relax and entertain. There is a paved patio immediately from the rear of the home, a selection of raised planted borders, well kept lawn, mature tree, large storage sheds/workshop, a lovely summerhouse with raised terrace to the front, perfect for a table and chairs.

ADDITIONAL INFORMATION

Council Tax Band - E



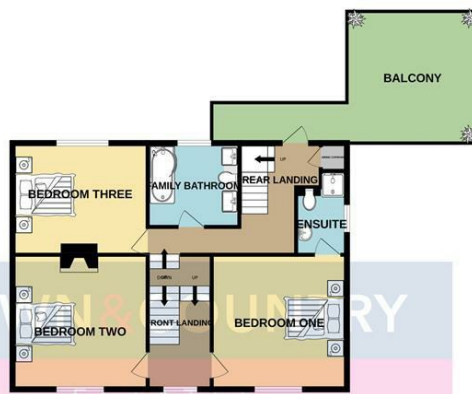




GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOVINS & LUNN
ESTATES
SALES & MORTGAGES & LETTINGS

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
1106 sq. ft. (102.7 sq.m.) approx.



1ST FLOOR
773 sq. ft. (71.8 sq.m.) approx.



2ND FLOOR
292 sq. ft. (27.1 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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