

TOWN & COUNTRY
ESTATES



Wesley Close, Southwick, Wiltshire BA14 9NX

Guide Price £280,000

LOCATION

Southwick is semi rural Village to the southwest of the Wiltshire County Town of Trowbridge, separated by Southwick Country Park, which consists of 152 acres of open fields. There is a shop, popular pub, well regarded Primary School and Church.

Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN! This lovely two bedroom semi-detached bungalow, is set in the highly popular Village of Southwick. The adaptable accommodation comprises a kitchen, living room, utility room, dining room (could be considered as third bedroom), family shower room and two double bedrooms. Additional benefits include driveway parking and lovely mature rear gardens. Additional benefits include gas central heating, a good sized rear garden and driveway parking for several vehicles,

ENTRANCE PORCH

You enter the property via a UPVC glazed panel door. There is a wood effect laminate flooring and door leading to entrance hall.

ENTRANCE HALL

The entrance hall has doors leading utility room, living room, kitchen, family shower room, dining room, airing cupboards and both bedrooms. there is an integral loft ladder providing access to well lit and partially boarded loft space ideal for additional storage.

UTILITY ROOM

12'9" x 7'7"

The dual aspect utility room has UPVC double glazed windows to front and side. There is plumbing for washing machine and tumble dryer and wall mounted Dimplex storage heater. This adaptable room has been previously been used as a craft room but could also be used as an additional bedroom or reception room.

LIVING ROOM

16'8" x 11'0"

The spacious living room is flooded with natural light, there is a large floor to ceiling UPVC double glazed window to front aspect, large glazed panels allowing natural light into hallway, Dimplex electric fireplace with sandstone surround, two wall mounted Dimplex storage heaters and tv point.

KITCHEN

12'2" x 8'5"

The kitchen features a UPVC double glazed window to the front aspect, matching base and wall units with rolled top worksurfaces, inset New World induction hob with extractor overhead, integral Zanussi double oven and undercounter fridge and separate freezer, inset sink with chrome mixer tap, wall mounted Dimplex electric storage heater, space for dishwasher, tiled splash backs and tiled flooring.



SHOWER ROOM

The modern family shower room has a close couple W/C with dual flush, vanity unit with inset sink and chrome mixer tap, wall mounted mirrored cupboard, large walk in shower with glazed shower screen, wall mounted Mira shower, Granite effect aqua board splash backs, tiled flooring and extractor fan.

DINING ROOM

10'9" x 8'6"

The dining room could also be considered as the third bedroom. there is UPVC double glazed French doors leading to conservatory and wall mounted electric Dimplex storage heater.

CONSERVATORY

The good sized conservatory has UPVC double glazed windows to all aspects, wall mounted electric heater, remote controlled Somfy fitted blinds, tiled flooring and UPVC French doors leading out to the garden.

BEDROOM ONE

11'0" x 10'9"

Bedroom one has a UPVC double glazed windows and door to the rear garden, tv point and a electric Dimplex storage heater.

BEDROOM TWO

7'1" x 10'9"

There is a UPVC double glazed window to the rear and Dimplex electric storage heater.

EXTERIOR

FRONT

To the front of the property there is driveway parking for 1/2 cars, paved walkway leading to entrance to the property, graveled front garden with mature planted border and gated access to garden.

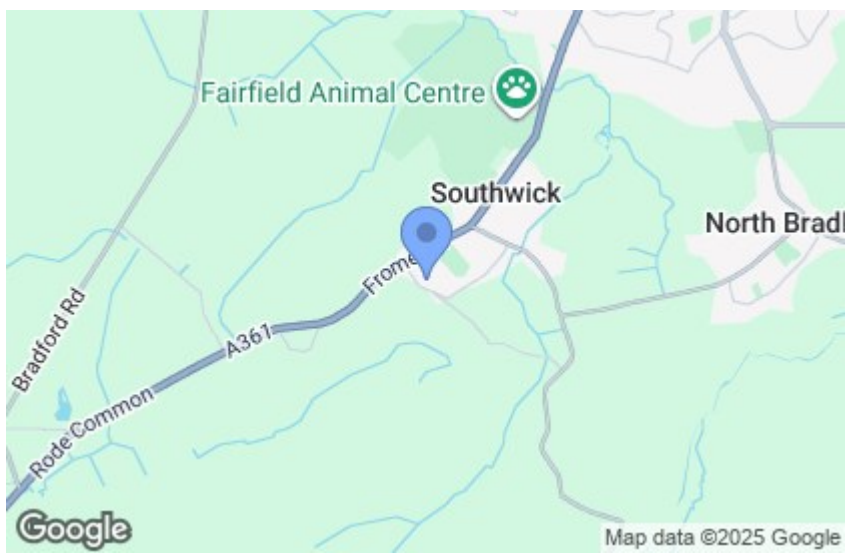
REAR GARDEN

The rear garden that is enclosed to all sides by wood panel fencing. The paved seating area is a great place to sit and relax , there is a lawn area with planted borders with a selection of mature shrubs and plants, paved path way leading to shed, gated side access to the front of the property, outside tap and water butt.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C

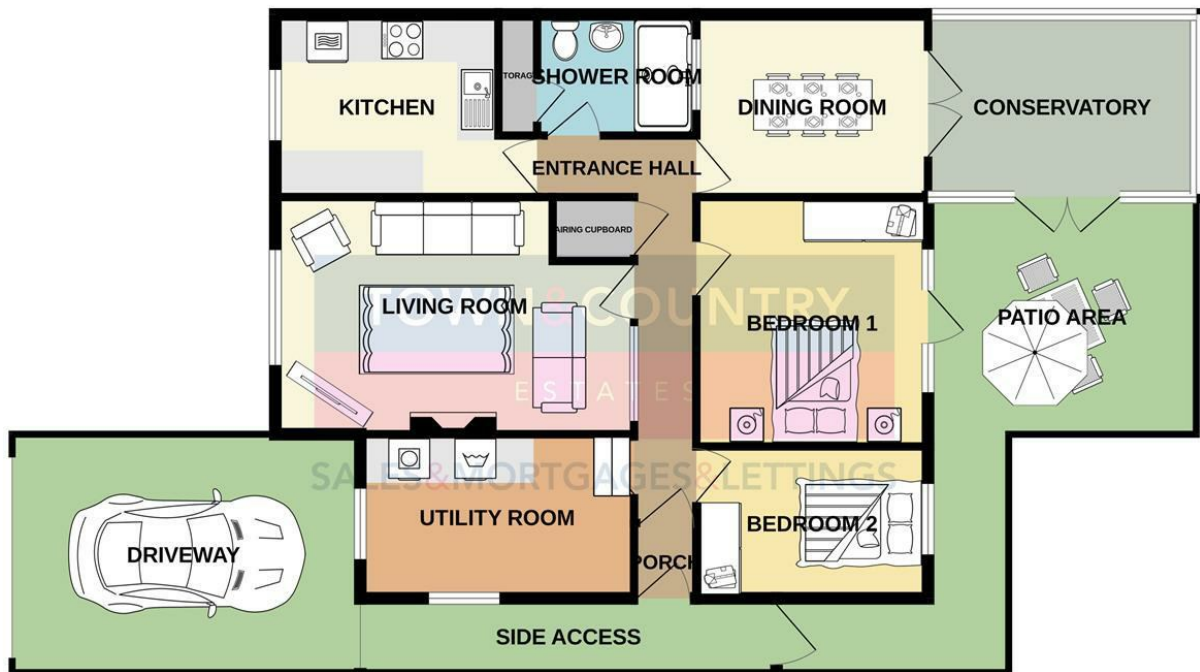
EPC RATING - D







GROUND FLOOR



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
903 sq.ft. (83.9 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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