

**TOWN&COUNTRY**

ESTATES



**Broadley Park, North Bradley, Wiltshire BA14 0SS**

**£475,000**

## LOCATION

The village of North Bradley is located on the outskirts of Trowbridge, towards Westbury. There is a gorgeous 12th century church, a well regarded pre-school, primary school and village hall, with a park and large recreation field. North Bradley is surrounded by lots of country side leading through fields to Southwick. The neighbouring town of Trowbridge offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

A substantial four double bedroom family home, occupying a surprisingly large plot, within a sought-after and quiet cul-de-sac of similarly impressive houses, in the popular village of North Bradley. While the property may benefit from some areas of improvement, it represents an exciting opportunity to make this house, your home.

The extended accommodation offers flexibility and space through-out, with the ground floor comprising a porch, entrance hall, large 'L shape' living room with snug area, kitchen/dining room, utility room, study and cloakroom toilet. Upstairs, there is a lovely master suite with bedroom, dressing room and shower room, three further double bedrooms and a modern family bathroom.

Additional notable features uPVC double glazing, oil fired central heating with a Worcester boiler, double garage, driveway parking and a fantastic rear garden, rarely matched in size along the road.

## PORCH

The place to kick off your dirty shoes before entering the house, the porch has a uPVC double glazed door, two uPVC double glazed windows and a door to the entrance hall.

## ENTRANCE HALL

You enter the property into the entrance hall, where there is hanging space for coats, stairs to the first floor and doors to the kitchen/dining room, living room and cloakroom toilet.

## LIVING ROOM

22'7" max x 21'3" max

This large L shape living room has two uPVC double glazed windows to the front, a vintage French wood burning stove on a slate hearth with wood surround in the snug area, two radiators and a uPVC double glazed sliding door to the side garden.

## KITCHEN/DINING ROOM

17'0" max x 13'1" max

The hub of this family home, the kitchen/dining room has a uPVC double glazed window to the rear, a range of matching base and wall units with wood effect worksurfaces, inset sink and tiled splashbacks, space for a freestanding cooker with extractor over, space for under counter appliances, understairs storage cupboard, radiator, an additional storage cupboard and doors to the utility room and study.

## UTILITY ROOM

7'10" x 7'6"

The useful utility room has a uPVC double glazed window to the rear, matching wall and base units, wooden worksurface with an inset stainless steel sink, plumbing for washing machine, space for a tumble dryer, radiator, an obscure glazed uPVC door to the garden and an internal door to the double garage.

## STUDY

11'5" x 7'6"

This versatile room could be used as a study, hobby room or even a playroom and benefits a radiator and double glazed sliding doors to the rear garden.

## CLOAKROOM TOILET

The downstairs cloakroom has an obscured uPVC double glazed window to the front, heated towel rail, a hidden cistern W.C and wash hand basin inset onto a vanity unit.



## FIRST FLOOR LANDING

On the first floor landing there are doors to all rooms and a hatch to loft which is partially boarded and has a light.

## MASTER BEDROOM SUITE

Another stand out feature to this lovely home is the master bedroom suite.

### DRESSING ROOM

10'2" x 9'6" max

You enter into the good size dressing room with a uPVC double glazed window, a large amount of built in wardrobes, radiator and doors to the bedroom and shower room.

### BEDROOM

10'2" x 8'10"

The master bedroom has a uPVC double glazed window to the front and radiator.

### SHOWER ROOM

The fully tiled ensuite wet room has an obscure uPVC double glazed window to the rear, a walk-in mains fed shower with multiple shower heads, a wash hand basin inset into a vanity unit, close coupled W.C., chrome heated towel rail and an extractor.

### BEDROOM TWO

11'9" x 9'10"

Bedroom two has a uPVC double glazed window to the front, radiator, built in wardrobes and a storage cupboard over the stairs.

### BEDROOM THREE

11'9" x 9'6"

Bedroom three has a double height uPVC double glazed window and a second uPVC double glazed window both to the front aspect, a built-in wardrobe and a radiator.

### BEDROOM FOUR

9'10" max x 9'6" max

The fourth double bedroom has a uPVC double glazed window to the rear and a radiator.

## FAMILY BATHROOM

The modern family bathroom has an obscure uPVC double glazed window, panelled bath with electric shower over, vanity unit with storage, basin and inset dual flush WC, a Victorian style heated towel rail, illuminated mirror, extractor and attractive tiled walls.

## EXTERIOR

### FRONT

To the front of the property there is a lawn with a path leading to the front door, a double driveway, a double garage with two up and over doors and gated access to the rear garden. Further double wooden gates open to the garden, providing the option of secure parking if needed.

### REAR GARDEN

A large family home needs a suitably garden for the whole family to enjoy and this certainly doesn't disappoint! There is plenty of space for a table and chairs, swing, slide and still ample room for a 'kick-about!'. This huge rear garden is mainly laid to lawn with a paved patio immediately from the rear and side of the home. There are a range of mature trees, shrubs and bushes, two storage sheds, wildlife pond, outside tap and a cosy wooden summerhouse with a wood burning stove - great for entertaining. To the side is a hard standing, where the oil tank is located.

### DOUBLE GARAGE

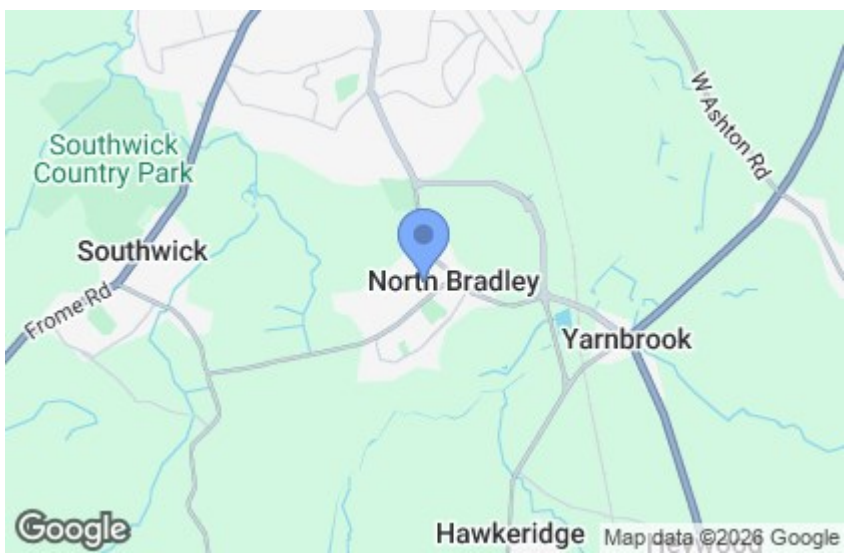
17'4" x 17'0"

The double garage can be entered via the two up and over doors to the front or via the internal door in the utility room. The garage has power, light and houses the Worcester gas boiler.

## ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - D (potential to be a C)







GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.

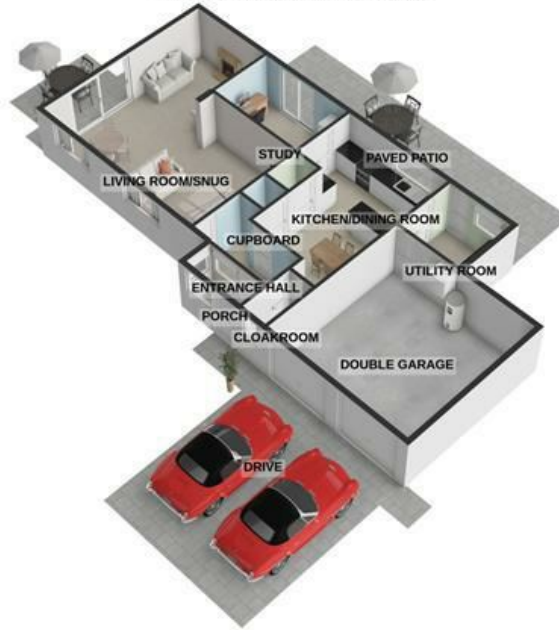
1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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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