

TOWN&COUNTRY
ESTATES



Hawkeridge Road, Yarnbrook, Wiltshire BA14 6AD

£600,000

LOCATION

Conveniently located midway between Trowbridge and Westbury, Yarnbrook is a small village positioned on the A350. The Village offers a perfect balance of rural living, whilst retaining enviable commuting links. Yarnbrook also offers fantastic walking routes through Picket and Clanger Woods, a petrol station with convenience store and the Longs Arms Public House.

The neighbouring town of Westbury offers direct train access into London Paddington, while in the other direction, Trowbridge has an array of shopping facilities.

DESCRIPTION

Occupying an enviable, non-estate location, this handsome and individually designed four bedroom detached residence offers space in abundance. The accommodation of this impressive home comprises a large and welcoming entrance hall, kitchen/dining/family room, utility room, lounge, dining room, cloakroom toilet and a converted double garage currently being used as a home bar/games room. Upstairs, the galleried landing provides access to the spacious master bedroom with modern ensuite shower room, three further double bedrooms and the family bathroom. additional notable features include uPVC double glazing, driveway parking and a fantastic, private rear garden.

ENTRANCE PORCH

To the front of the property is a covered porch.

ENTRANCE HALL

You enter the property through a uPVC door with window to the side into the large and welcoming entrance hall. There is a radiator, wood effect flooring, stairs to the impressive double height galleried first floor landing, glazed double doors to the lounge and doors to the kitchen/breakfast/family room, dining room, cloakroom and games room.

LOUNGE

19'8" x 13'1"

The lounge offers uPVC double glazed French doors with windows to either side to the rear garden, a uPVC double glazed window to the side, inset Contura log burning stove with stone hearth, TV point, matching wall lights, Oak effect flooring and two radiators.

KITCHEN/BREAKFAST/FAMILY ROOM

20'0" x 14'1"

This lovely space is the hub of this family home, with the kitchen offering a uPVC double glazed window to the side, a range of matching base and wall units with rolled top worksurfaces, 1 1/2 bowl sink with chrome mixer tap and attractive tiled splashbacks, built in fan assisted electric oven, inset hob with extractor and light over, integrated fridge, integrated dishwasher, inset ceiling spotlights and a door to the utility room. The other area of the room has large uPVC double glazed French doors and windows to the rear garden, a radiator and space for a breakfast table/chairs and a sofa. Oak effect flooring runs throughout the whole room.

UTILITY ROOM

14'1" x 7'6"

There is a uPVC door leading to the side of the home, a range of matching base and wall units with rolled top work surfaces, stainless steel inset sink with chrome mixer tap, tiled splashbacks, space for an American size fridge freezer, plumbing for a washing machine, space for a tumble dryer, oak style flooring, radiator and a Grant oil boiler supplying radiator heating and domestic hot water.

CLOAKROOM

The cloakroom has an obscure uPVC double glazed window to the front, a dual flush close couple W.C, pedestal wash hand basin, tiled splash backs, extractor fan, oak effect flooring and double doors leading to really useful a shoe/coat cupboard.

DINING ROOM

12'9" x 11'5"

There is a uPVC double glazed window to the front, oak effect flooring, telephone point and a radiator. This room could also make the perfect downstairs bedroom, snug or playroom.

FIRST FLOOR LANDING

The impressive galleried landing has a Velux window to the rear, doors to the four double bedrooms, family bathroom, large eaves storage cupboard and airing cupboard.



MASTER BEDROOM

21'3" x 15'8"

The grand master bedroom has two uPVC double glazed windows to the front with far reaching views across open countryside to Westbury White Horse, a uPVC double glazed window to the rear overlooking the garden, four built-in double wardrobes, matching wall lights, TV point, telephone point, two radiators, access to the loft and door to the ensuite.

ENSUITE SHOWER ROOM

The modern ensuite has a large double walk-in shower with chrome mains shower, separate hand attachment and glazed screen, dual flush close couple W.C, wall hung vanity unit with storage and inset basin with chrome mixer tap, chrome heated towel rail, illuminated LED mirror. attractive tiled splash backs, ceramic tiled flooring, inset ceiling spotlights, an extractor fan and access to the loft.

BEDROOM TWO

13'5" x 12'9"

There is a uPVC double glazed window to the rear overlooking the garden, two built-in double wardrobes, TV point and a radiator.

BEDROOM THREE

14'9" x 14'5" into bay

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

BEDROOM FOUR

15'1" x 11'5"

The fourth double bedroom has a uPVC double glazed window to the front with views across Westbury White Horse, TV point, ceiling light with fan and a radiator.

FAMILY BATHROOM

The family bathroom has a Velux window to the front, a panelled bath with chrome mixer tap, chrome mains shower over and glazed shower screen, dual flush close couple W.C, pedestal basin with chrome mixer tap, tiled splash backs, halogen spotlights, shaver socket with light over, heated towel rail and an extractor fan.

EXTERIOR

FRONT

The front of the property provides driveway parking, there is large hedging to the front creating privacy, a lawn, outside light, covered porch leading to the house and gated access to either side of the house, leading to the rear garden.

REAR GARDEN

The fabulous, non-overlooked rear garden is enclosed to all boundaries and is perfect for gardeners and families alike. There is a paved patio immediately from the rear of the house, a large lawn lined with a selection of well kept trees, shrubs and bushes, a circular paved area and feature pond (currently drained) with wooden gazebo over. To the rear of the garden is a 'working area', with chicken run, greenhouse and shed - the rear of the garden backs on to open fields.

DOUBLE GARAGE/GAMES ROOM

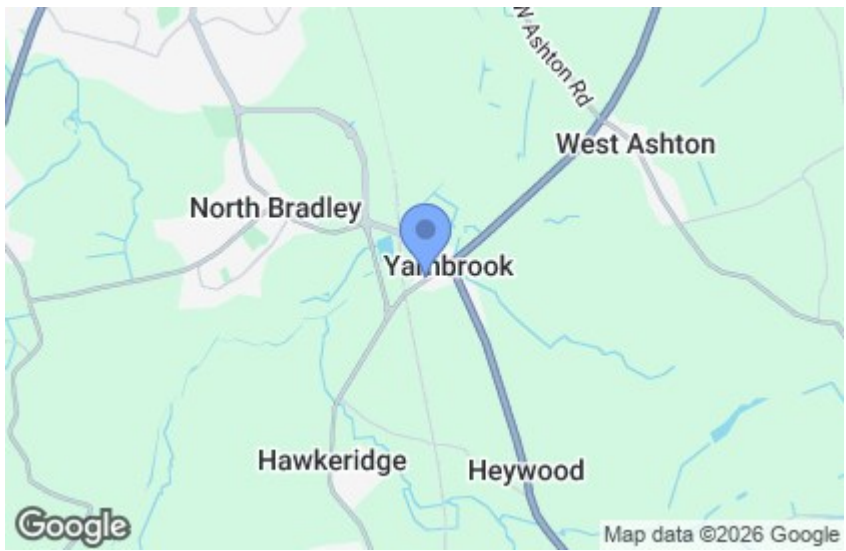
25'3" max 19'4" max

The double garage has been converted into a fantastic and unique games room/home bar but with little effort could be returned to a garage. The two garage door to the front remain, with one accessing a handy storage area. An internal door leads to an inner hall, with further storage space and a uPVC door and window to the rear.

ADDITIONAL INFORMATION

Council Tax Band - F

EPC - to follow







GROUND FLOOR



1ST 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
1513 sq.ft. (140.6 sq.m.) approx.



1st Floor
1272 sq.ft. (118.2 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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