

**TOWN & COUNTRY**  
ESTATES



**Newleaze, Steeple Ashton, Wiltshire BA14 6EF**

**Guide Price £375,000**

## LOCATION

This lovely home is located within the sought after, Medieval Village of Steeple Ashton. Steeple Ashton benefits a bus service to Trowbridge and Devizes, a community shop and a fantastic Country pub. The Village finds itself in the catchment of the well-respected Keevil CofE Academy Primary School, of which the free school bus passes this property. Steeple Ashton lies 10 minutes from the County town of Trowbridge, which boasts a good selection of shops, Schools, cinema and sports centres. The Roman city of Bath is only 20 minutes away, Bristol and Swindon within an hour. Excellent rail links from Trowbridge to London Waterloo (1hr 50) and Westbury to London Paddington (1hr 17) both stations are 10-15 minute drive.

## DESCRIPTION

Set on a generous corner plot within a small cul-de-sac in the the popular Village of Steeple Ashton, this vastly extended end of terrace home approaches the market in superb order. The substantial ground floor accommodation comprises an entrance hall, living room with open fireplace, dining room, newly renovated kitchen/breakfast room, family room and cloakroom. The first floor has a large master bedroom with en-suite bathroom, three further double bedrooms and modern shower room. Further benefits include UPVC double glazing and a stunning large rear garden, with purpose built garden room.

## PORCH

You enter the property via a composite door with UPVC double glazed panels to either side. The open porch then leads into the hallway.

## HALLWAY

The hallway has stairs to the first floor, glazed double doors to the kitchen and doors to cloakroom and under stairs cupboard. There is an opening to living/dining room and study area, radiator, thermostat heating controls and tiled flooring. Towards the rear of the hallway is a large space ideal for use as a study area.

## LIVING ROOM

16'8" x 10'5"

The spacious living room is a lovely place to entertain the family, there is a UPVC double glazed window to front aspect with made to measure wooden shutters, a gorgeous functioning open fireplace, radiator, tv point and tiled flooring. This leads through to the dining room.

## DINING ROOM

11'9" x 10'2"

With UPVC double glazed French doors opening to the rear garden, a lift to the third bedroom and a radiator.

## KITCHEN/BREAKFAST ROOM

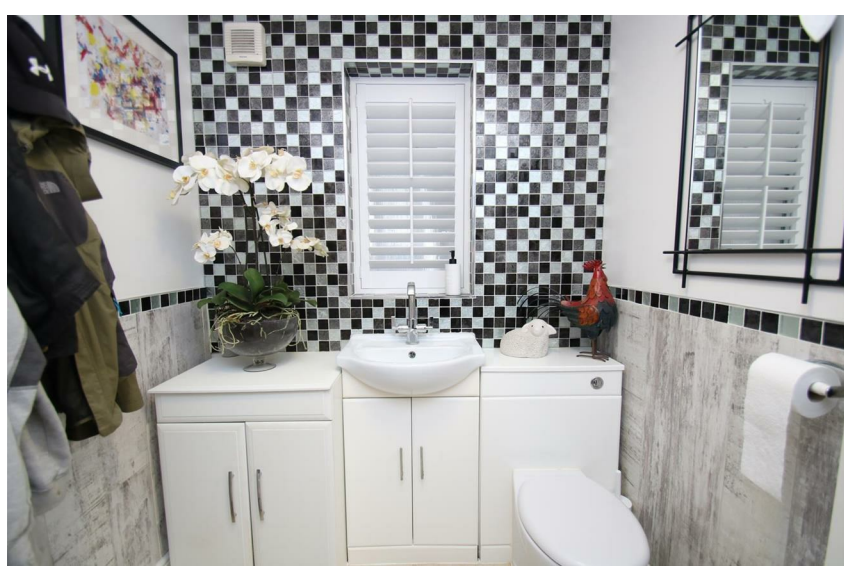
13'9" x 12'5"

The newly updated kitchen has a UPVC double glazed window to front aspect, a range of matching base and wall units with wood effect worksurfaces and attractive stone tiled splash backs, centre island with storage underneath and breakfast bar, inset sink with extendable chrome mixer taps, integrated washing machine, integrated fridge freezer, integrated wine fridge, a large Kenwood cooker with inset hob with extractor and light over, feature inset LED lighting, tiled flooring, radiator, glazed double doors to the family room and a UPVC door leading to rear garden,.

## FAMILY ROOM

20'4" x 13'9"

This very good size additional reception room has a UPVC double glazed window to rear aspect with made to measure shutters, double doors leading to rear garden, two radiators and a TV point.



## CLOAKROOM

6'6" x 5'10"

The large cloakroom has a closed couple W/C , inset sink with chrome mixer taps, radiator, tiled flooring and extractor fan. There is also hanging space for coats.

## FIRST FLOOR LANDING

The landing has doors to all bedrooms and family bathroom, access to loft and radiator.

## MASTER BEDROOM

13'1" x 11'1"

The superb master bedroom has a UPVC double glazed window with wooden shutters to the rear aspect, built in wardrobes with mirrored sliding doors, radiator and opening to en-suite bathroom.

## ENSUITE

The master en-suite has a a paneled bath with chrome taps, vanity unit with inset sink, closed couple w/c with dual flush and chrome towel rail.

## BEDROOM TWO

13'9" x 8'10"

The second bedroom has a UPVC double glazed window to front aspect, built in wardrobe, storage cupboard, radiator and wooden shutters

## BEDROOM THREE

11'9" x 10'2"

The third bedroom has UPVC double glazed window to rear with wooden shutters, lift to the dining room on lower floor and a radiator.

## BEDROOM FOUR

13'5" x 7'6"

With a UPVC double glazed window to front aspect, radiator and wooden shutters

## FAMILY SHOWER ROOM

The family shower room/wet room has an UPVC obscure double glazed window to rear, there is a Hydrosafe non-slip wet room flooring, glazed shower screen, waterfall mains shower, vanity unit with inset sink and inset W/C with dual flush and towel rail.

## EXTERIOR

### FRONT

To the front of the property there is a walled front garden, with paved pathway leading to the door, attractive planted borders and side access to garden.

### REAR GARDEN

This gorgeous and enclosed rear garden is mainly laid to lawn with a paved patio entertaining area with brick built pizza oven, purpose built garden room, brick built shed housing oil tank and storage, outside tap, a range a shrubs and flowers and electric point.

### GARDEN ROOM

The garden room is a great place to relax and entertain, operating on its own circuit board it has double glazed bi-folding doors to garden and sky light, fireplace and wood effect flooring. There is a dividing wall separating half of the building which is currently being used as a gym space but could be a perfect as a work from home space.

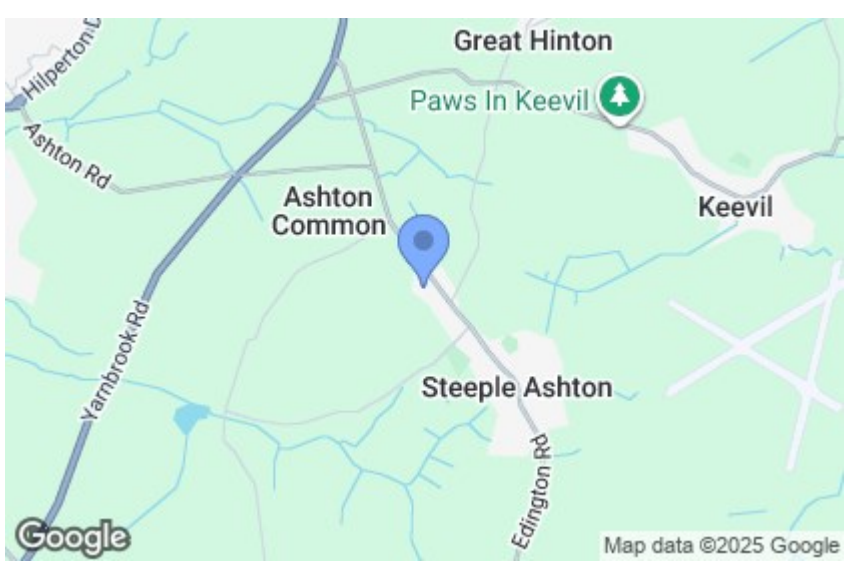
## ADDITIONAL INFORMATION

Council Tax Band - B

Parking - There is plentiful unallocated off road bay parking throughout the cul-de-sac.

All windows and doors are currently under warranty.

The property is currently operating on oil central heating, with boiler being service annually.





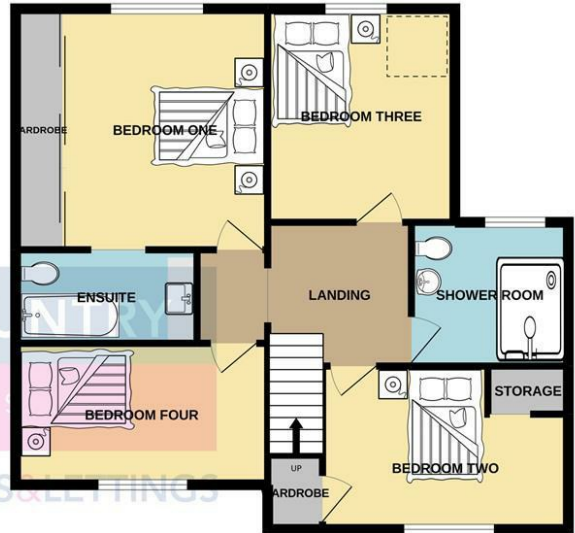




GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 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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