

**TOWN & COUNTRY**  
ESTATES



**Ash Drive, North Bradley, Wiltshire BA14 0SQ**

**Offers Over £400,000**

## LOCATION

The village of North Bradley is located between Trowbridge and Westbury. There is a large church built in the 12th century, a well regarded primary school/pre-school (both rated 'good' by Ofsted) and village hall, with a park and large recreation field. North Bradley is surrounded by lots of countryside leading through fields to Southwick. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Occupying a large plot within a sought after location in the ever popular North Bradley, this modern and beautifully presented four bedroom detached family home, is sure to appeal to buyers seeking a property that is ready to move straight into and enjoy. The ground floor accommodation comprises an entrance porch, impressive entrance hall, kitchen/dining room, modern lounge with media wall, versatile family room and cloakroom toilet. Upstairs there are four bedrooms all with fitted wardrobes and a refitted bathroom. Further benefits include uPVC double glazing, gas central heating (new boiler in 2022), landscaped southerly facing rear garden and a spacious block paved drive, providing plentiful off road parking.

## PORCH

You enter through a composite front door, there are uPVC double glazed windows to the front and side, wood effect flooring and space for shoes. An obscure glazed door opens to the entrance hall.

## ENTRANCE HALL

The welcoming entrance hall is impressively decorated and sets the tone for the rest home. There is a bespoke built-in unit with cupboards and shelving providing plentiful storage, radiator, inset ceiling spotlights, wood effect flooring with runs through the ground floor, stairs to the first floor and doors to the kitchen/dining room, family room, cloakroom toilet and a large under stairs cupboard,

## KITCHEN/DINING ROOM

24'7" x 8'10"

The kitchen/dining room is the hub of the home and with bi-folding doors to the lounge offers a great place for entertaining and family living. The kitchen has a uPVC double glazed window overlooking the rear garden a range of matching base and wall units, inset 1 1/2 bowl sink with chrome mixer tap, rolled up worksurfaces and attractive tiled splashbacks, built-in high level oven and grill, inset ceramic hob with extractor and light over, integrated dishwasher, space for a fridge freezer and a door to the side of the property, The dining area provides ample space for a table and chairs, there is a vertical radiator, bi-folding doors to the lounge and uPVC double glazed windows and French doors to the rear garden.

## LOUNGE

11'9" x 11'1"

The modern lounge has a uPVC double glazed window to the front, a large media wall with inset fireplace, cupboards, shelving and space for a TV and a contemporary radiator,

## FAMILY ROOM

15'5" x 7'2"

The garage was converted in 2024 to create this versatile room, which amongst other things would make the ideal family room, hobby room or even fifth bedroom. There are uPVC double glazed windows to the front and side, a utility cupboard with plumbing for a washing machine and space for a fridge freezer, storage cupboards, radiator and inset ceiling spotlights.

## CLOAKROOM TOILET

The cloakroom toilet has an obscure uPVC double glazed window to the rear, dual flush WC, vanity cupboard with inset basin and chrome mixer tap, heated towel rail and decorative tiled splash backs.



### FIRST FLOOR LANDING

The landing has access to the loft and doors to all bedrooms, the bathroom and airing cupboard, with storage and a wall mounted ideal gas boiler (new in 2022 - along with replaced radiators and pipework).

### BEDROOM ONE

12'5" x 10'2"

Bedroom one has a uPVC double glazed window to the rear, attractive part panelled wall, built-in wardrobe with storage above, TV point and a radiator.

### BEDROOM TWO

10'2" x 9'2"

Bedroom two has a uPVC double glazed window to the rear, decorative panelled wall, wardrobe recess with cupboards above and a radiator.

### BEDROOM THREE

11'5" x 7'6"

The third double bedroom has a uPVC double glazed window to the front, built-in wardrobe with cupboard over and a radiator.

### BEDROOM FOUR

8'2" x 6'10"

There is a uPVC double glazed window to the front, built-in wardrobe with cupboard above and a radiator.

### BATHROOM

The bathroom has an obscure uPVC double glazed window to the front, the suite was refitted in traditional style with rolled top claw foot bath with ornamental chrome mixer tap and hand shower attachment, a wall mounted mains shower over and glazed screen, low level WC, pedestal basin, wall mounted vanity cupboard with inset lighting, heated towel rail and attractive tiled walls.

### EXTERIOR

#### FRONT

The front of the property is laid to low maintenance block paving providing plentiful off road parking. there is gated access to the rear garden, double gates to a useful bin store, outside light and access to the front door.

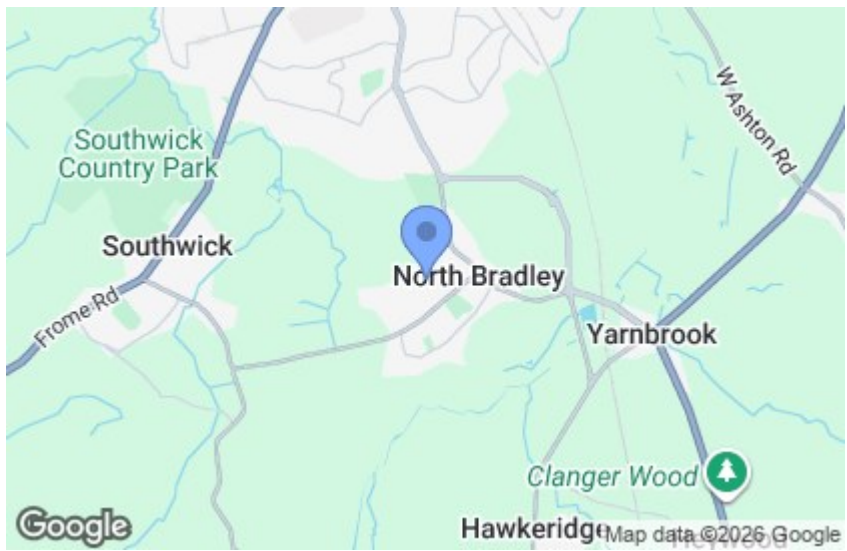
#### REAR GARDEN

The fantastic, southerly facing rear garden has been landscaped to provide an attractive yet low maintenance outside space, ideal for entertaining and family life. A block paved patio immediately from the home has steps leading to the artificial lawn with railway sleeper edging and a paths to a rear patio seating area and space for a hot tub, with wooden gazebo over. There is also an outside tap, wooden shed and large wooden store, to the side of the house.

### ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - D



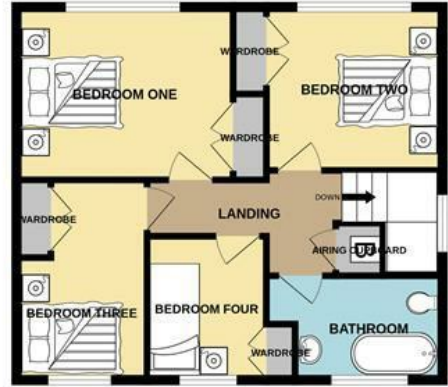




GROUND FLOOR



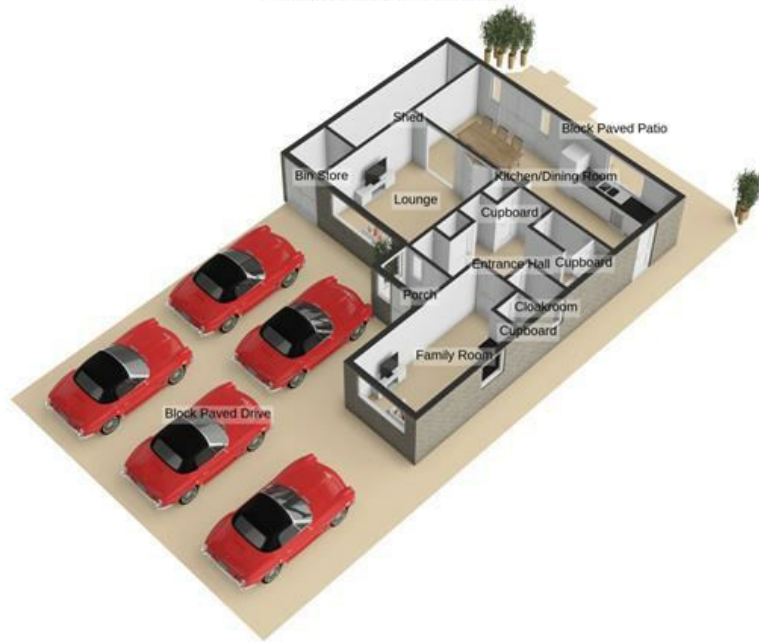
1ST FLOOR



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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  
733 sq.ft. (68.1 sq.m.) approx.



1st Floor  
530 sq.ft. (49.2 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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