

TOWN&COUNTRY
ESTATES



Bradford Road, Trowbridge, Wiltshire BA14 9AZ

Offers Over £450,000

LOCATION

The property is situated on Bradford Road, on the Bradford on Avon side of Trowbridge, within close proximity to many local amenities including Tesco Express, Primary and Secondary Schools, bus routes, Trowbridge town centre and train station, with direct links to Bath, Bristol and beyond.

Trowbridge itself offers busy town centre shopping, doctors, dentists, sports facilities and a modern cinema complex with restaurants.

DESCRIPTION

A modern, extended and extremely well presented four bedroom detached family home, occupying a large plot on the very popular Bradford Road, close to all amenities. The spacious ground floor accommodation comprises a welcoming entrance hall, living room, family room, kitchen/breakfast room, dining room, utility/boot room, cloakroom toilet and fourth bedroom.

Upstairs, the galleried landing leads to three double bedrooms and the luxury four piece bathroom.

Further benefits include gas central heating, uPVC double glazing, Oak internal doors, a fantastic large south-west facing rear garden and plentiful off road parking.

ENTRANCE HALL

You enter the property through a wooden entrance door with frosted glazed panel, there is wood effect flooring, contemporary radiator, thermostat heating controls, stairs to the first floor with bespoke storage solution under and Oak doors to the living room, kitchen/breakfast room, bedroom four and a very large storage cupboard which has power and light.

LIVING ROOM

12'5" x 10'9"

With wood effect flooring, TV point and a vertical wall mounted radiator. The living room opens straight through to the family room.

FAMILY ROOM

10'5" x 9'10"

Extending the living space, the family room was an addition in 2020 and offers great views of the rear garden through uPVC double glazed sliding doors, there is multi-fuel burning stove with slate hearth, uPVC double glazed ceiling lantern, inset ceiling spotlights and wood effect flooring.

KITCHEN/BREAKFAST ROOM

20'11" max x 12'1" max

There is a uPVC double glazed window to the front with fitted blinds, a range of matching base and wall units with composite worksurfaces, inset basin with chrome mixer tap, draining grooves cut into the worksurface and attractive tiled splashbacks, built-in high level oven and grill, integrated dishwasher, integrated fridge/freezer, a second integrated fridge, inset ceramic hob with extractor and light over, built-in microwave, under counter lighting, a large breakfast bar with storage and wooden worksurface, modern vertical radiator, wood effect flooring and a glazed door to the utility room. The kitchen/breakfast room opens to the dining room.

DINING ROOM

10'5" x 10'5"

The wood effect flooring continues into the dining room, with uPVC double glazed sliding doors to the rear garden, a uPVC double glazed window to the side, a uPVC double glazed ceiling lantern, a vertical wall mounted radiator and inset ceiling spotlights.

UTILITY ROOM

The utility room has a Velux window, wall and base units with worksurface, plumbing for a washing machine, space for a tumble dryer, radiator, boot room area with storage for shoes and coats, wood effect flooring, inset ceiling spotlights, a door to the cloakroom and a uPVC double glazed door to the rear garden.



CLOAKROOM

The very well presented cloakroom toilet has a uPVC double glazed obscure window to the side, vanity unit with storage and inset WC, storage cupboard with ceramic basin and chrome mixer tap, decorative tiled splashbacks and wood effect flooring.

BEDROOM FOUR

12'9" x 9'6"

This ground floor bedroom has a uPVC double glazed window with fitted blinds to the front, large built in wardrobe, wood flooring, inset ceiling spotlights and a radiator.

FIRST FLOOR LANDING

The galleried landing has a uPVC double glazed window with fitted blinds to the front, access to the part boarded loft with ladder, light and a wall mounted gas boiler. Oak doors lead to three double bedrooms and the luxury bathroom.

BEDROOM ONE

12'5" x 10'2"

There is a large uPVC double glazed window with fitted blinds over looking the rear garden, built in wardrobes with mirrored sliding doors, an additional wardrobe recess and a radiator.

BEDROOM TWO

10'2" x 9'10"

The second bedroom has a uPVC double glazed window with fitted blinds overlooking the rear garden, built in wardrobe and a radiator.

BEDROOM THREE

9'10" x 9'6"

Bedroom three has a uPVC double glazed window with fitted blinds to the front and a radiator.

LUXURY BATHROOM

The luxury bathroom has two uPVC double glazed obscure windows to the side, the modern suite offers a panelled bath with centre mounted mixer taps, large walk-in shower with a wall mounted mains shower with rainfall effect shower head and hand attachment, storage unit with inset WC, vanity cupboard with basin and chrome mixer tap, a wall mounted illuminated mirror, a contemporary vertical radiator, storage cupboard, attractive stone tiles, inset ceiling spotlights, an extractor fan and wood effect flooring.

EXTERIOR

FRONT

The front of the home has a well-tended hedge, lawn and driveway providing plentiful off road parking and double wooden gates to the side, opening to further secure parking and the garage. Steps lead to the front door with a covered porch, outside light, an external storage cupboard (with power and tap) and a bin storage area.

REAR GARDEN

A fantastic size, south-westerly facing enclosed rear garden awaits, perfect for families and entertaining. Immediately from the house is a hard standing with wooden shed, a decking area with raised planted border, external power sockets, outside light, a large lawn, mature hedging and trees.

GARAGES

The property benefits from two garages; a wooden garage (5.0 x 3.3 meters) to the front which has power, light, two windows and double doors to the front. The second metal garage (4.4 x 2.8 meters) is in the rear corner of the garden and has double doors to the front.

ADDITIONAL INFORMATION

Council Tax Band - D

EPC - C Rating







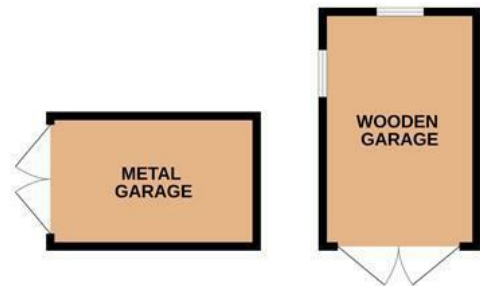
GROUND FLOOR



1ST FLOOR

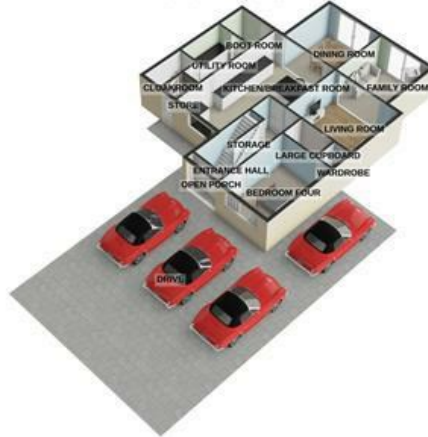


OUTBUILDINGS



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
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



OUTBUILDINGS
310 sq.ft. (28.8 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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