

**TOWN & COUNTRY**  
ESTATES



**Chilmark Road, Broadmead, Trowbridge, Wiltshire BA14 9DD**

**£320,000**

## LOCATION

Broadmead is a sought after family friendly residential development, on the Bradford-on-Avon/Bath side of Trowbridge. This particular home is situated adjacent to open green space, within easy reach of the well regarded Walwayne Court Primary School, bus routes, Tesco Express, chip shop, pharmacy and popular pub. Secondary Schools, Trowbridge town centre and train station are close by, making this area popular with families and commuters alike.

## DESCRIPTION

Situated in the heart of the sought after Broadmead development, this spacious, extended and very well presented, three bedroom semi-detached family home, enjoys a peaceful position within a small cul-de-sac, overlooking a green. The ground floor accommodation comprises an entrance hall, lounge, modern kitchen, versatile dining/family room and welcome cloakroom toilet. The first floor offers three good size bedrooms and a luxury bathroom. Further benefits include Upvc double glazing (most of which was renewed in 2022), gas central heating, a detached garage, a generous south-westerly rear garden and extended driveway parking for up to four cars.

## ENTRANCE HALL

You enter the property through a composite entrance door. There is an obscure Upvc double glazed obscure window to the front, LVT wood effect flooring, radiator, inset ceiling spotlights, stairs to the first floor, a glazed door to the kitchen and doors to the lounge and under stairs cupboard.

## KITCHEN

14'1" max x 10'10" max

There are two Upvc double glazed windows to the side, refitted in 2021 the modern kitchen has a range of matching shaker style wall and base units with roll top work surfaces and attractive splash backs, a stainless steel sink unit with chrome mixer tap, built in electric oven, induction hob with extractor and light over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, two radiators, inset ceiling spot lights, LVT wood effect flooring, door to the cloakroom, door to the dining/family room and a Upvc double glazed door to the rear garden.

Concealed in cupboard is a wall mounted Worcester gas combination boiler (last serviced May 2024).

## DINING/FAMILY ROOM

14'5" max x 9'6" max

This large and versatile second reception room is currently used as a dining/family room, with space for both a dining table and sofa but should it be required, this room could easily become a ground floor guest bedroom. There is a Upvc double glazed window, TV point, radiator, LVT wood effect flooring and a Upvc double glazed door, opening to the south facing rear garden.

## LOUNGE

13'1" x 12'10"

There is a Upvc double glazed window to the front (new in 2022), a feature fireplace with connection for wall mounted TV, purpose built study cupboard in recess and an antique style radiator.

## CLOAKROOM

There is a Upvc double glazed obscure window to the side, a dual flush WC, wall mounted vanity cupboard with basin, chrome mixer and tiled splash backs, chrome heated towel rail and LVT wood effect flooring.



## FIRST FLOOR LANDING

There is an obscure Upvc double glazed window (new in 2022) to the side, access to the loft, Hive heating controls and doors to all bedrooms, family bathroom and airing cupboard.

## BEDROOM ONE

12'2" x 9'6" to wardrobe

There is a Upvc double glazed window to the front (new in 2022), two built in double wardrobes and a modern radiator (fitted in 2023).

## BEDROOM TWO

11'10" x 8'10"

The second good size double room has a Upvc double glazed window (new in 2022) overlooking the south facing rear garden and a radiator.

## BEDROOM THREE

8'10" max x 8'10" max

There is a Upvc double glazed window (new in 2022) to the front, a bespoke single cabin bed with storage beneath and a radiator.

## FAMILY BATHROOM

This luxury bathroom has obscure Upvc double glazed windows to the side and rear, a gorgeous free standing rolled top claw foot bath with ornamental chrome mixer tap and shower attachment, a rainfall effect shower over with wall mounted shower controls. There is also a pedestal basin with brick effect tiled splash backs, low level WC, chrome heated towel rail, extractor fan, inset ceiling spotlights and tiled flooring.

## EXTERIOR

### FRONT

With hard standing and additional gravelled space, the front of the property offers plentiful off road parking. The driveway leads to the front door with porch over and outside light. Double wooden gates open to access to the detached garage and rear garden.

### REAR GARDEN

This deceptively large south-westerly facing rear garden is enclosed to all boundaries and benefits a paved patio entertaining area with a path leading to steps to the lawn with attractive planted borders, gravelled area and a paved seating area to the rear. There is also an exterior power socket, outside lights and an outside tap.

### GARAGE

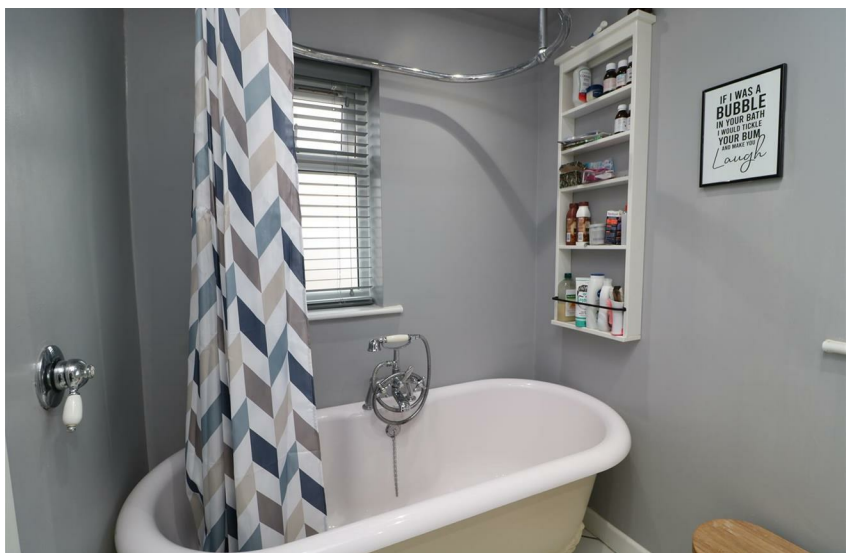
There is an up and over door to the front, power, light and a Upvc double glazed door to the rear.

## ADDITIONAL INFORMATION

Council Tax Band - C

Since 2012, this home has enjoyed extensive improvement, which includes; kitchen reconfigured in 2017 with an RSJ added where the room was opened up (2017) and a new kitchen fitted in 2021; a new Worcester gas combination boiler (2017, last serviced May 2024); bathroom opened up and refitted (2013); redecoration of kitchen, family room, hall, landing and stairs (2023); new carpets (2019) lounge redecoration and gas fire removed (2020) with a new lounge carpet fitted December 2020; New LVT wood effect flooring in the entrance hall, kitchen and dining/family room in 2021; Composite front door and Upvc kitchen back door both in 2021.

All fitted wooden window blinds included in the sale.







GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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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