

TOWN & COUNTRY
ESTATES



Acre Short Lane, Steeple Ashton, Wiltshire BA14 6HD

Guide Price £310,000

LOCATION

This lovely home is located within the sought after, Medieval Village of Steeple Ashton. Steeple Ashton has a bus service to Trowbridge and Devizes, 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 through Steeple Ashton. The Village lies a 10 minute car journey 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 25 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

Situated in the heart of the quintessential English Village of Steeple Ashton, on the edge of a desirable quiet cul de sac off the main High Street, we are pleased to offer for sale this modern, two double bedroom bungalow. Close to open farmland and within walking distance of the Village pub, bus routes and a Scouts hut with children's play area and nearby parking. The accommodation comprises an entrance hall, living room with wood burning stove, modern kitchen, two double bedrooms and a refitted bathroom.

Further notable features include a B rated energy assessment, owned solar panels (2024), air source heat pump (2024), Upvc double glazing (windows replaced in 2022), a private rear garden with garden room, garage and driveway parking.

ENTRANCE HALL

You enter the property through a Upvc entrance door, with obscure glazed windows to either side, two Upvc double glazed windows to the front, wood effect flooring, part glazed internal wall, storage cupboard, access to the loft, radiator and doors to all rooms.

LIVING ROOM

18'0" x 12'1"

The dual aspect living room has Upvc double glazed windows to the front and rear, feature fireplace with wood burning stove (fitted April 2022) and tiled hearth, TV point, wood effect flooring and two radiators.

KITCHEN

12'9" x 8'10"

There is a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces and inset sink unit with chrome mixer tap, Flavel range style cooker with decorative splashback and extractor with light over, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, cupboard with pressurised cylinder, wood effect flooring, radiator and a obscure glazed Upvc double glazed door to the rear garden.



BEDROOM ONE

12'9" x 9'10"

Bedroom one has a Upvc double glazed window to the rear, Oak style flooring and a radiator.

BEDROOM TWO

10'2" x 9'6"

There is a Upvc double glazed window to the rear, Oak style flooring and a radiator.

BATHROOM

Upvc double glazed obscure windows to the front and side, the refitted bathroom has a panelled bath with Mira electric shower over, basin with chrome mixer tap, WC, tiled splash backs and a radiator.

EXTERIOR

FRONT

An attractive red brick wall to the immediate front leads to a drive providing off road parking for two cars, steps lead to the front garden with mature planted borders, path to the front door and gated access to the rear garden.

REAR GARDEN

The private, enclosed and landscaped rear garden has paved and gravelled seating areas, lawn, log store, outside tap, rear door to the garage and gated access to the front of the property.

GARDEN ROOM

10'5" x 10'2"

This lovely little garden room is a great place to find some seclusion and relax. For those working from home or needing a hobby room, this would be ideal.

GARAGE

17'8" x 8'6"

With power, light, up and over door to the front, window and door to the garden.

ADDITIONAL INFORMATION

Council Tax Band - D

In February this year (2024), the property benefitted from an energy efficient Air Source Heat Pump and owned Solar Panel system installation, contributing to an enviable B rated EPC assessment.







GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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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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