



25A The Rank

North Bradley Trowbridge BA14 9RP

A deceptively spacious and individually designed four bedroom detached family home tucked away on a large secluded plot backing onto open countryside. Situated on the outskirts of the desirable village of North Bradley, within walking distance of village primary school and public house; and within 5 miles of three main line railway stations, with ready access to Bristol and London (Paddington 1hr 20mins), also within 20 miles of M4 corridor. Offered for sale with no onward chain, viewing is highly recommended. Accommodation comprises entrance hall, living room, dining room, kitchen/breakfast room, utility room, cloakroom, en suite shower room to main bedroom and family bathroom. Benefits include UPVC double glazing, gas central heating, large enclosed garden with private aspect backing onto fields; double garage and driveway providing off road parking for several vehicles. Offered for sale with no onward chain.

Offers Over £560,000



ACCOMMODATION

All measurements are approximate.

Entrance Hall

Part glazed panelled door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor. Smoke alarm. Doors off and into: cloak cupboard.

Living Room

21'12" x 11'10" (6.70 x 3.60)

UPVC double glazed windows to the front and side. Two radiators. Feature fireplace with living flame gas fire inset. Wall lights and coving. Television point. UPVC double glazed sliding patio doors to the rear. Glazed sliding doors to the:

Dining Room

9'10" x 9'10" (3.00 x 3.00)

UPVC double glazed window to the rear. Radiator. Coving. Door to the:

Kitchen/Breakfast Room

14'9" x 8'7" (4.50 x 2.61)

UPVC double glazed windows to the front and side. Radiator. Range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel circular sink and drainer unit with mixer tap. Built-in high level electric oven. Built-in four-ring electric hob with extractor over. Fridge included. Space for table. Tiled flooring. Door to the hall. Door to the:

Utility Room

8'7" x 6'7" (2.62 x 2.00)

UPVC double glazed window to the rear. Radiator. Wall and base mounted units with rolled top work surface. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Dishwasher included. Space for fridge/freezer. Vinyl flooring. UPVC double glazed door to the side. Heating controls.

Cloakroom

Obscured UPVC double glazed window to the front. Wash hand basin with cupboard under and w/c.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

15'5" x 9'10" (4.70 x 2.99)

UPVC double glazed windows to the front and side. Two radiators. Built-in bedroom furniture. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with part tiled surrounds comprising shower cubicle with mains shower and door enclosing, wash hand basin with cupboard under and w/c. Shaving point and light.

Bedroom Two

11'9" x 11'9" max (3.59 x 3.57 max)

UPVC double glazed window to the rear with views over fields. Radiator. Built-in bedroom furniture.

Bedroom Three

11'9" x 9'10" (3.57 x 2.99)

UPVC double glazed windows to the front and side. Radiator. Built-in bedroom furniture.

Bedroom Four

9'7" x 8'6" max (2.92 x 2.60 max)

UPVC double glazed window to the rear with views over fields. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with

shower mixer tap and glass screen enclosing, pedestal wash hand basin and w/c. Shaving point and light.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to lawn with a variety of trees and shrubs. Driveway providing off road parking for several vehicles, including caravan. Enclosed by hedgerow and fencing.

To The Rear

Large enclosed garden with private aspect backing onto fields; comprising patio area to the immediate rear, large areas laid to lawn, gravel seating area and a variety of established plants, trees and shrubs. Storm porch over utility door with light. Boiler cupboard housing boiler - installed 2006. Enclosed by hedgerow and fencing.

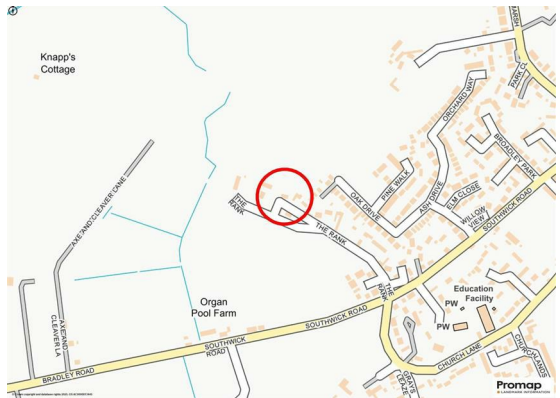
Double Garage

20' x 17'1" (6.10 x 5.20)

Up and over door to the front. Window to the rear. Door to the side. Power and lighting. Steps leading to eaves storage. Fuse box.



Tenure **Freehold**
Council Tax Band **F**
EPC Rating




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.