



## 9 Orchard Way

North Bradley Trowbridge BA14 0SU

A well presented three bedroom detached family home with south-west facing garden backing onto paddocks; situated in the sought after village of North Bradley close to cricket pavilion, popular pre-school, primary school & pub. Deceptively spacious accommodation comprises entrance hall, cloakroom, living room, dining room, good sized kitchen, breakfast room, conservatory, en suite shower room and refitted family shower bathroom. Benefits include UPVC double glazing, gas central heating, mature landscaped gardens; garage and block paved driveway providing off road parking. Offered for sale with no onward chain - Early viewing is highly recommended.

**Offers Over £325,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor. Smoke alarm. Coving. Doors off and into: cloak cupboard with hanging rail and shelving.

### Living Room

16'3 x 10'9 into bay (4.95m x 3.28m into bay) UPVC double glazed bay window to the front. Radiator. Feature fireplace with electric fire. Television point. Coving. Opening to the:

### Dining Room

10'9 x 9'7 (3.28m x 2.92m) UPVC double glazed French doors to the rear. Radiator. Coving. Door to the:

### Kitchen

13'7 x 8'9 (4.14m x 2.67m) UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer. Built-in high level electric double oven. Built-in four-ring electric hob with extractor hood over. Plumbing for washing machine and dishwasher. Wall mounted boiler. Wood effect flooring. Door to the hall. Opening to the:

### Breakfast Room

8'3 x 7'11 (2.51m x 2.41m) Radiator. Wood effect flooring and coving. Door to the garage. UPVC double glazed French doors to the:

### **Conservatory**

13'10 x 12'2 max (4.22m x 3.71m max)  
UPVC double glazed construction with fitted blinds, French doors to the garden and door to the side. Wood effect flooring with under-floor heating.

### **Cloakroom**

Obscured UPVC double glazed window to the front. Radiator. Two piece suite with tiled surrounds comprising wash hand basin and w/c. Coving.

## **FIRST FLOOR**

### **Landing**

Access to loft space. Smoke alarm. Coving. Doors off and into: airing cupboard housing hot water tank and shelving.

### **Bedroom One**

10'10 x 9'11 (3.30m x 3.02m)  
UPVC double glazed window to the front. Radiator. Two built-in double wardrobes. Coving. Door to the:

### **En Suite Shower Room**

Obscured UPVC double glazed window to the front. Radiator. Three piece suite with tiles surrounds comprising large shower cubicle with electric shower and doors enclosing, wash hand basin and w/c. Vinyl flooring. Shaving point and light.

### **Bedroom Two**

10'10 x 8'10 (3.30m x 2.69m)  
UPVC double glazed window to the rear with views over paddocks. Radiator. Built-in double wardrobe. Coving.

### **Bedroom Three**

8'10 x 7'9 (2.69m x 2.36m)  
UPVC double glazed window to the rear with views over paddocks. Radiator. Built-in double wardrobe. Coving.

### **Refitted Shower Room**

Obscured UPVC double glazed window to the front. Towel radiator. Modern three piece suite with aqua-board surrounds comprising large walk-in shower enclosure with mains shower over, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring. Shaving point and light.

## **EXTERNALLY**

### **To The Front**

Storm porch over front door with entrance light. Area laid to lawn with shrubs and hedgerow. Gated side pedestrian access to the rear. Block paved driveway providing off road parking.

### **To The Rear**

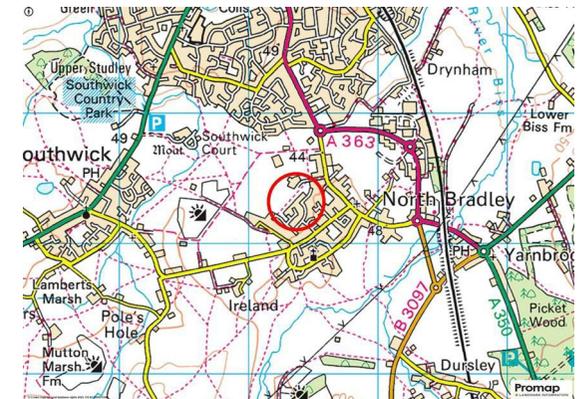
Good sized south-west facing garden backing onto paddocks comprising large area laid to lawn, established borders with a variety of plants and shrubs. Summer house. All enclosed by walling, closed board and picket fencing. Gated pedestrian access to the front.

### **Garage**

16'10 x 8'7 (5.13m x 2.62m)  
Up and over door to the front. Power and lighting. Fuse box. High level cupboards. Door to the breakfast room.



Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **C**



  
**KINGSTONS**  
Trowbridge Office

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.