



3 Bartletts Mead

Steeple Ashton Trowbridge BA14 6HF

A fantastic opportunity to purchase a four bedroom detached family home situated within a former farm yard on a corner plot and tucked away at a head of a cul se sac. Situated within the highly desirable village of steeple Ashton close to countryside, pub & community run village shop/café.

Accommodation feature shaker style kitchen/breakfast room with granite worksurfaces & range cooker, living room with feature fireplace, separate dining room, utility/boot room, cloakroom, en suite shower room & family bathroom. Benefits include UPVC double glazing, oil fired central heating with upgraded boiler, good sized enclosed private garden, Dutch style double garage & driveway for several vehicles. Offered for sale with no onward chain, viewing is highly recommended.

Offers Over £490,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured double glazed, composite door to the side. Radiator. Wood effect flooring. Stairs to the first floor. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with tiled splash-backs and cupboard under; and w/c with dual push flush. Fuse box. Wood effect flooring and coving.

Living Room

18'3" x 12'8" (5.58 x 3.88)

UPVC double glazed window and door to the rear. UPVC double glazed window to the side. Radiator with cover. Feature open fireplace with wood mantel and stone surrounds. Wood effect flooring and coving. Television point. Panelled door to the:

Dining Room

11'1" x 9'8" (3.39 x 2.96)

UPVC double glazed window to the rear. Radiator. Wood effect flooring and coving. Panelled door to the utility/boot room.

Kitchen/Breakfast Room

16'11" x 7'4" (5.18 x 2.26)

Two UPVC double glazed windows to the front. Radiator. Extensive range of shaker style wall, base and drawer units with granite work surfaces and upstands. Inset stainless steel one and a half bowl sink unit with mixer tap and engraved drainer. Stainless steel Range Master cooker with stainless steel splash-back and extractor hood over. Integrated Bosch dishwasher. Breakfast bar. Slate tiled flooring and inset ceiling spotlights. Panelled door to the:

Utility/Boot Room

9'8" x 7'0" (2.96 x 2.15)

Obscured UPVC double glazed door to the side. Radiator. Space for American style fridge/freezer. Slate tiled flooring. Shaker style wall mounted units and rolled top work surface. Plumbing for washing machine. Central heating controls. Panelled door to the under stairs storage cupboard. Panelled door to the dining room.

FIRST FLOOR

Landing

Balustrade. Access to loft space with ladder. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank and shelving

Bedroom One

11'9" x 12'10" (3.60 x 3.93)

UPVC double glazed window to the rear. Radiator. Large triple, full-height wardrobe with sliding doors enclosing. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with tiled surrounds comprising shower tray with mains shower over (Not In Working Order), wash hand basin with cupboard under and w/c. Tiled effect flooring.

Bedroom Two

9'10" x 9'8" (3.00 x 2.95)

UPVC double glazed window to the rear. Radiator. Two built-in wardrobes with cupboards over.

Bedroom Three

12'10" x 7'6" (3.93 x 2.31)

UPVC double glazed window to the side. Radiator. Television point. Coving.

Bedroom Four/Study

8'0" 6'7" (2.44 2.02)

UPVC double glazed window to the front. Radiator. Coving.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with shower mixer tap, mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Mirror with light and shelf.

EXTERNALLY

To The Front & Side

Storm porch over front door with entrance light. Double width gravel driveway providing off road parking for at least 6 vehicles. Large area laid to lawn with well stocked and established borders, and hedgerow. Two pedestrian access gates leading to the rear. Electric meter. Space for bins.

To The Rear

Good sized enclosed garden with private aspect comprising large decked area to the immediate rear, area laid to lawn, additional decked area, area laid to gravel, and raised beds enclosed by cut sleepers, well stocked with a variety of established plants, trees and shrubs. Area screened by trellis housing oil tank and compost bin. External power points and lighting. All enclosed by fencing and walling, including the original piggery wall.

Dutch Barn Style Double Garage

17'10" x 17'9" (5.45 x 5.42)

Two up and over doors to the front. Window to the side. Power and lighting. Eaves storage.

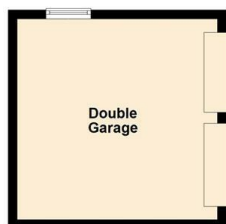
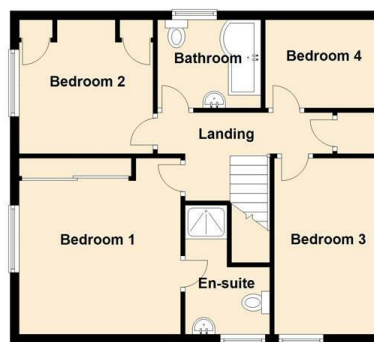


Tenure **Freehold**
Council Tax Band **E**
EPC Rating **D**

Ground Floor
Approx. 75.8 sq. metres (816.3 sq. feet)



First Floor
Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 131.7 sq. metres (1418.1 sq. feet)



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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.

