



## Canal Bridge

Semington, Trowbridge BA14 6JT

- Village Location
- Ample Living Space
- Garage
- Backing Onto Open Countryside
- Character Features
- Gated Driveway

Asking Price £470,000 Freehold



### **Porch**

Door to front elevation and door to dining room.

### **Living Room**

Window with shutters to front elevation, log burner, doors to dining room and utility area and radiator.

### **Dining Room**

Window to front elevation, multi-burner and radiator.

### **Kitchen/Breakfast Room**

Fitted with a matching range of base and eye level units with worktop space over including breakfast bar, Belfast sink with mixer tap, integrated dishwasher, wine cooler, American style fridge/freezer and range, windows to side and rear elevations, double doors to conservatory and radiator.

### **Conservatory**

Windows to side and rear elevations, patio doors to side elevation and two radiators.

### **Utility Area**

Door to cloakroom and space for washing machine and tumble dryer.

### **Cloakroom**

Fitted with a two piece suite comprising of wash hand basin and low-level WC with tiled splashbacks.



## Landing

Window to side elevation, doors to bedrooms, bathroom and cupboard and radiator.

## Bedroom One

Window to front elevation, doors to cupboards and wardrobes and radiator.

## Bedroom Two

Window to rear elevation and radiator.

## Bedroom Three

Window to side elevation and radiator.

## Bathroom

Fitted with a four piece suite comprising of roll top bath, shower enclosure, his and hers wash hand basin and low-level WC, windows to front and rear elevation, door to cupboard, heated towel rail and underfloor heating.

## Garden

Fully enclosed with front and rear access, mainly laid to patio and split into tiers with ample space for seating and backing onto opening fields.

## Garage

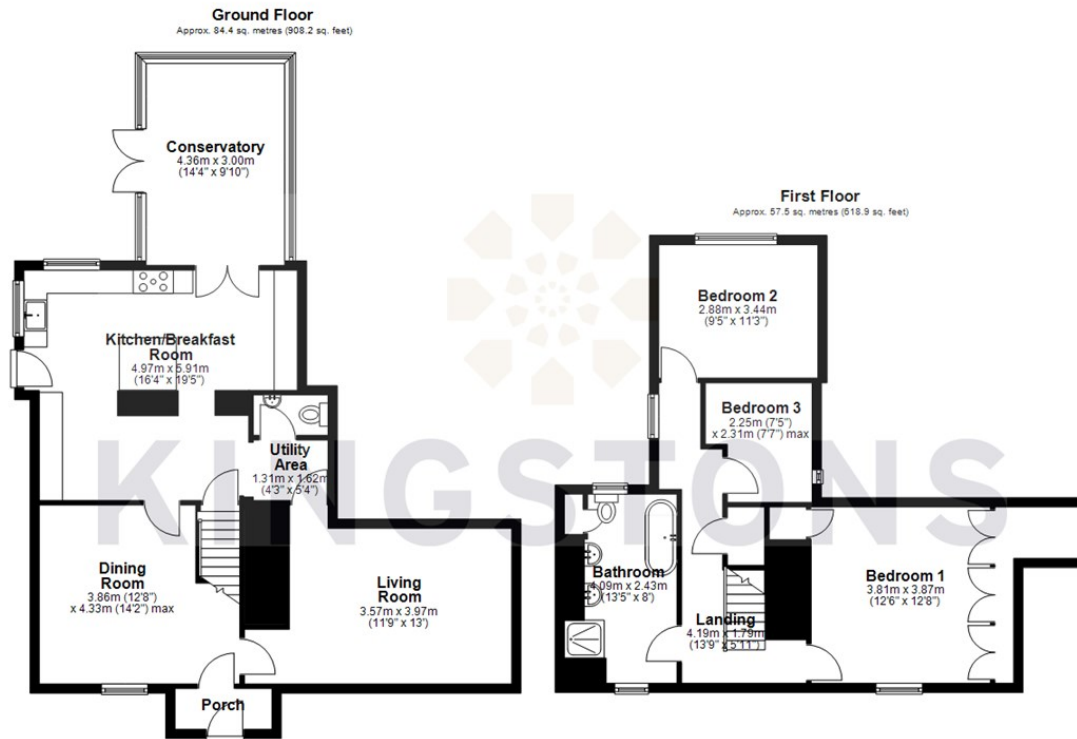
Detached from the property with up and over door power and light.

## Driveway

Gated to the front with space for approx. four to five vehicles.



Local Authority **Wiltshire**  
Council Tax Band **C**  
EPC Rating **D**



Total area: approx. 141.9 sq. metres (1527.1 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.