



Connells

Little Marsh
Semington, Trowbridge



Property Description

Little Marsh is a tiny hamlet on the outskirts of Semington, a village between Trowbridge & Melksham, made up of a small selection of properties, the majority of which enjoy neighbouring countryside views.

Little Marsh is fairly quiet, with only one access road from the A361, which terminates just after the turning to the cul de sac of properties [road currently unadopted] There are good education facilities nearby in Semington & Melksham as well as further afield in Trowbridge, Devizes and Bath.

There are also many places of cultural & historical interest to visit nearby - including Lacock Village, Devizes with its Caen Hill Locks, Unesco world heritage city of Bath & Westbury White Horse.

Our property is a Semi Detached Three Bedroom Property being Offered For Sale with No Onward Chain and would make a fabulous family home as ample room to the side & rear, offering potential to extend [STPP] but currently comprises Entrance Hall, Lounge / Dining Room, Kitchen, Conservatory, Bathroom & Cloakroom whilst to the First Floor there are Three Bedrooms - one with an En Suite.

Outside there is an Enclosed West Facing Garden to the Rear from which to enjoy the sunset, along with Single Garage & Driveway Parking.

In our opinion, this would make a Great Family Home and an early viewing is highly recommended.

[Current main photo depicts rear aspect]

Entrance

Door to front aspect. Airing cupboard. Doors to:

Lounge

18' 2" max x 12' 7" max (5.54m max x 3.84m max)

Good size reception room with patio doors to rear, opening onto garden. Two radiators. Stairs rising to first floor landing. Electric fire.

Conservatory / Garden Room

9' 6" x 6' 5" (2.90m x 1.96m)

Windows and doors overlooking and leading to garden. Window looking into kitchen.

Kitchen

12' 3" x 10' 5" (3.73m x 3.17m)

Dual aspect room with window to side and window looking into conservatory. Comprising wall and base units with work surfaces. Inset sink and drainer. Built in oven and integrated induction hob. Two radiators. Larder cupboard. Access to Cloakroom.

Cloakroom

Window. Wc.

Family Bathroom

Window to the rear. Suite comprising bath, shower cubicle and wash hand basin. Radiator.

First Floor Landing

With stairs rising from Lounge. Radiator. Doors leading to Bedrooms.

Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m)

Two windows to rear aspect. Loft access. Radiator. Large alcove [3'7 x 2'3] Access to En Suite.

En Suite

Window to side aspect. Suite comprising walk in shower, wash hand basin and low level wc.

Bedroom Two

10' 9" x 8' (3.28m x 2.44m)

Window to rear. Radiator.

Bedroom Three

9' x 7' 4" (2.74m x 2.24m)

Window to rear aspect. Fitted wardrobes. Radiator.

Rear Garden

Enclosed by fencing and mainly laid to lawn with views over adjoining fields & countryside. Two greenhouses. Pond. Pergola. Well stocked flower beds. Side access to the front. Access to the garage.

Garage

Single garage with up and over door. Driveway parking to the front.

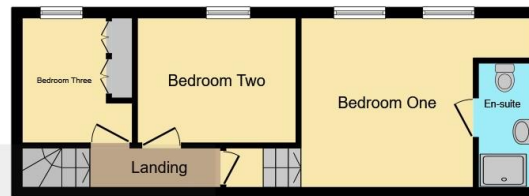




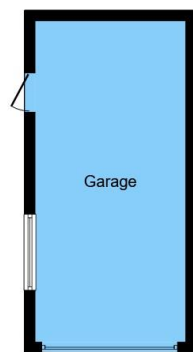




Ground Floor



First Floor



Garage



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
TROWBRIDGE BA14 8HA

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWB306804



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