



**Connells**

Orchard Close  
West Ashton Trowbridge



## Property Description

Positioned at the end of a cul de sac in West Ashton is this Substantial Detached Bungalow occupying a generous size plot & bordering neighbouring countryside with views down towards Trowbridge.

Accommodation comprises Entrance Hall, Lounge, Large Kitchen / Dining / Family Room, Utility Room, Conservatory, Four Bedrooms, Two En Suites & Family Bathroom with a Two Bedroom Annex.

Viewing is highly recommended in order to appreciate the accommodation & location.

## Entrance Porch

Door to front. Windows to front & side aspect. Door to Entrance Hall.

## Entrance Hall

Good size entrance hall. Doors to Lounge, Kitchen / Dining Room, Conservatory, Bedrooms & Bathroom.

## Lounge

18' 8" x 12' 7" ( 5.69m x 3.84m )

Window to front aspect. Open fireplace. Two radiators.

## Kitchen / Dining Room

28' 1" max x 18' 9" max ( 8.56m max x 5.71m max )

Two windows to rear, overlooking garden. Door to Utility Room. Door to Annex. Comprising a range of wall and base units with work surfaces. Inset sink and drainer. Aga. Area for table & chairs.

## Utility Room

11' max x 8' 10" max ( 3.35m max x 2.69m max )

Window & door to rear. Work surface with inset sink and drainer. Space for under counter appliances.

## Conservatory

12' 4" max x 11' 10" max ( 3.76m max x 3.61m max )

Doors and windows to both sides, overlooking and leading to garden. Radiator.

## Bedroom One

16' 7" max x 12' 5" max ( 5.05m max x 3.78m max )

Irregular shaped room. Windows to side & rear aspects. Loft hatch with ladder. Radiator. Access to walk in wardrobe - which has a window. Door to En Suite.

## En Suite

Window to rear. Suite comprising panel enclosed bath, wash hand basin, bidet & low level wc. Radiator.

## Bedroom Two

11' 3" max x 8' 1" max ( 3.43m max x 2.46m max )

Window to front aspect. Door to En Suite. Radiator.

## En Suite

Suite comprising bath, wash hand basin & low level wc. Radiator.

## Bedroom Three

13' 3" x 10' ( 4.04m x 3.05m )

Irregular shaped room. Window to side. Radiator.

## Bedroom Four

## Bathroom

Skylight window. Suite comprising bath, wash hand basin & low level wc. Radiator / towel rail.

## Annex Accommodation

Door from Kitchen / Dining Room of main house opening into Open Plan Lounge / Kitchen.

## Open Plan Lounge / Kitchen

18' 7" x 16' 7" ( 5.66m x 5.05m )

French doors and window to rear aspect. Door to Inner Hall.

## Inner Hall

Doors to Bedrooms & Bathroom.

## Bedroom One

15' 2" max x 7' 10" max ( 4.62m max x 2.39m max )

Window to front aspect. Alcove with shelving & hanging rail. Radiator.

## Bedroom Two

12' 3" max x 8' max ( 3.73m max x 2.44m max )

Window to front aspect.

## Bathroom

Skylight window. Four piece suite comprising bath, separate walk in shower, pedestal wash hand basin & low level wc. Extractor.

## Outside

The property occupies a generous sized plot with enclosed gardens to the side & rear. Mainly laid to lawn with various seating areas - great for enjoying the sun & entertaining. Outside tap. Views across adjoining countryside & fields.

To the front there is ample off road parking. Gated side access to the rear.

## Land

There is some adjoining land available [by separate negotiation] please ask Connells for further information.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
TROWBRIDGE BA14 8HA

**EPC Rating: D**

Tenure: Freehold

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