



Connells

Martins Road
Keevil, Trowbridge



Property Description

Substantial Detached Village Property occupying a generous plot with planning granted to extend the property. This impressive home offers a perfect opportunity for those seeking space, tranquility and a true countryside lifestyle as occupies a significant plot [approx 0.75 of an acre]. Offering privacy & seclusion by an abundance of mature trees and hedging to the front & rear, the property sits at the end of Martins Road which is a no through road and has no passing traffic.

Full planning granted for a two storey extension to the side and further two storey extension to the rear.

This really is a great forever family home and a viewing is highly recommended in order to appreciate & secure....

Entrance Hall

Door to side aspect. Window to front. Stairs to First Floor. Doors to Sitting Room & Lounge.

Lounge

17' 3" max x 12' max (5.26m max x 3.66m max)

Dual aspect room with windows to front & rear. Door to Rear Porch. Double doors to side lead to Conservatory. Understairs storage cupboard. Radiator. Recently installed multi fuel/ log burner.

Conservatory

12' 6" max x 10' 11" max (3.81m max x 3.33m max)

Conservatory to the side, with windows & doors overlooking and leading to garden.

Sitting Room

10' 8" max x 10' 5" max (3.25m max x 3.17m max)

Window to front. Open access to Kitchen. Door to Dining Room. Radiator.

Dining Room

13' 6" max x 10' 8" max (4.11m max x 3.25m max)

Windows to both front & side. Radiator.

Rear Lobby

Window to side. Door to rear. Storage cupboard. Access to Kitchen.

Kitchen

12' 5" max x 10' 5" max (3.78m max x 3.17m max)

Window to rear aspect, overlooking garden. Comprising a range of wall & base units with work surfaces with splashback tiling. Inset sink and drainer unit with water softener under. Built in eyelevel 'Smeg' double oven and inset hob. Space for appliances. Open access to Sitting Room. Door to Utility Room.

Utility Room

Built in cupboard. Work surface with space under for appliances. Door to shower Room.

Shower Room

Obscure window. Suite comprising shower cubicle, wash hand basin & low level wc. Part tiled walls. Radiator.

First Floor Landing

With stairs rising from Entrance Hall. Window to rear, overlooking garden. Built in storage. Doors to Bedrooms & Bathroom.

Bedroom One

13' 6" max x 10' 8" max (4.11m max x 3.25m max)

Window to front aspect. Radiator.

Bedroom Two

12' max x 9' 6" max (3.66m max x 2.90m max)

Windows to front and side aspects. Built in cupboard. Radiator.

Bedroom Three

11' 8" max x 10' 5" max (3.56m max x 3.17m max)

Window to front aspect. Built in storage. Radiator.

Bedroom Four

8' 5" max x 7' 3" max (2.57m max x 2.21m max)

Window to side aspect, overlooking garden. Radiator.

Bathroom

Obscure window. Suite comprising bath, wash hand basin and level wc. Partly tiled. Radiator.

Front Garden

With mature hedging to boundaries. Farm style wooden gate. Mainly laid to gravel. Access to Double Garage. Access to Rear Garden. Jack N Jill driveway.

Double Garage

Two up over doors to front. Storage area to the side.

Rear Garden

Mature and established rear garden, laid to lawn with a selection of trees and shrubs. Borders open farmland.









Total floor area 196.5 m² (2,115 sq.ft.) approx

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

To view this property please contact Connells on

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11 Fore Street
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EPC Rating: F Council Tax
 Band: F

Tenure: Freehold

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