





welcome to

Cranmore Close, Trowbridge

Set in the highly desirable area of Broadmead on the Bradford-on-Avon side of Trowbridge, we are delighted to present this Modernised Four Bedroom Family Home, with garage and parking.

DON'T MISS OUT! CONTACT ALLEN & HARRIS TODAY!!!













Ground Floor

Entrance Hall

Welcoming you in from the driveway, the entrance hall offers good space for coats and boots and has a storage cupboard containing the boiler (5 years old).

Living Room

18' 5" x 11' 2" (5.61m x 3.40m)

The front room offers a wonderful aesthetic with a electric fire palace and mantel and window to the side.

Dining Area

10' 2" x 7' 9" (3.10m x 2.36m)

The dining area, is open plan to the kitchen but offers access into the rear garden, wonderful rear facing window overlooking the garden and space for a family dining table.

Kitchen

18' 5" x 11' 2" (5.61m x 3.40m)

The kitchen is a generous size and space for a family snug area, and has wall and base units, ample preparation space, built in appliances as well as gas cooker and extractor.

Utility Room

8' 2" x 5' 4" (2.49m x 1.63m)

Off the dining area the utility room has space for a washer and dryer.

First Floor

Bedroom 1

11' 6" x 11' 3" (3.51m x 3.43m) Window front, radiator.

Bedroom 2

11' 3" x 8' 9" (3.43m x 2.67m) Storage cupboards, window rear, radiator.

Bedroom 3

11' 3" x 9' 6" (3.43m x 2.90m) Built in storage, window rear, radiator.

Bedroom 4

11' 3" x 9' 6" (3.43m x 2.90m) Window front, radiator.

Family Bathroom

bath with shower over, fully tiled, W/C, sink, towel rail, window side.

Outside

Front Garden

Tucked in the corner of the cul-de-sac the front garden is made up of a laid lawn.

Rear Garden

The rear garden is fully enclosed and offers paved dining area leading to a laid lawn and a bbq area to the rear. There is gated access to the rear

Parking

There is ample driveway parking.

Garage

Garage has an up and over door and offers good storage





Cranmore Close, Trowbridge

- Four Bedroom Detached Home
- · Highly Desirable Area of Broadmead
- Garage & Driveway Parking
- Modernised Interior Throughout
- Enclosed Rear Garden

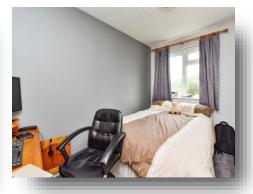
Tenure: Freehold EPC Rating: D

offers over

£365,000







Broadmead Pond
Walwayne Court
Primary School

Brook Rd

Map data ©2024

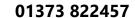
Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WST107109



Property Ref: WST107109 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

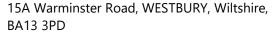






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