



**Cranmore Close, Trowbridge BA14 9BU**

**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



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welcome to

## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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 allen & harris



**01373 822457**



[Westbury@allenandharris.co.uk](mailto:Westbury@allenandharris.co.uk)



15A Warminster Road, WESTBURY, Wiltshire,  
BA13 3PD



[allenandharris.co.uk](https://www.allenandharris.co.uk)