



**Wrights**  
01225 755553

Southfield, Southwick, Trowbridge, Wiltshire, BA14 9PW

£325,000

This four bedroom semi detached property is situated within the popular village of Southwick, close to the village primary school and within easy reach of the open countryside.

Features include a kitchen/diner with double doors opening into the lounge, conservatory, downstairs cloakroom, a generous enclosed rear garden, garage and driveway parking for at least two vehicles.

### Situation

The property is situated on the edge of the open countryside, within the popular village of Southwick. The village offers many amenities including a popular village Primary school, church, village shop and public house, as well as access to excellent countryside walks.

The town of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Four bedroom semi detached property**

**Kitchen/diner**

**Conservatory**

**Downstairs cloakroom**

**Integrated garage**

**Gas central heating and PVCu double glazing**

**Generous enclosed rear garden**

**Driveway parking for at least two vehicles**

**Popular village location**

**Close to the open countryside**



## The property comprises

### Ground floor

#### Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

#### Lounge 11' 5" x 12' 4" (3.47m x 3.76m)

With radiator and PVCu double glazed window to the front. Double doors onto into...

#### Dining Room 8' 6" x 10' 10" (2.58m x 3.30m)

With radiator, double doors to the lounge and conservatory and open plan into...

#### Kitchen 9' 1" x 10' 10" (2.78m x 3.31m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, sink/drainers unit and PVCu double glazed window to the rear.

#### Conservatory

Of PVCu construction with a dwarf brick wall, radiator, PVCu double glazed windows to and PVCu french doors to the garden.

#### Rear lobby

With PVCu back door and doors to the downstairs cloakroom and garage.

### Cloakroom

With low level W.C, hand basin, radiator and obscured PVCu double glazed window to the rear.

### First Floor

#### Landing

With built in storage cupboard.

#### Bedroom 1 8' 4" x 21' 1" (2.53m x 6.42m)

With two radiators and PVCu double glazed dormer windows to the front and rear.

#### Bedroom 2 10' 2" x 12' 5" (3.11m x 3.78m)

With built in wardrobe, radiator and PVCu double glazed window to the front.

#### Bedroom 3 9' 7" x 8' 7" (2.91m x 2.62m)

With built in wardrobe, radiator and PVCu double glazed window to the rear.

#### Bedroom 4 7' 4" x 9' 1" (2.24m x 2.78m)

With radiator and PVCu double glazed window to the front.

### Bathroom

With fully tiled walls, whit suite comprising bath with electric shower over, low level W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

## Externally

### To the front

Driveway parking for at least two vehicles in front of the garage. Area laid to lawn and gate providing access to the rear.

### Garage 8' 3" x 17' 8" (2.51m x 5.39m)

With up and over door to the front, power, light and door to the rear lobby.

### To the rear

The generous enclosed rear garden offers a patio seating area with summerhouse, an area laid to lawn and a range of shrubs and trees. To the rear is a garden shed and a raised garden pond.

### Council tax

The property is currently in council tax band C.

### Tenure

The property is sold as Freehold.

## Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler. Please note that the Agent has not tested any appliances.

## Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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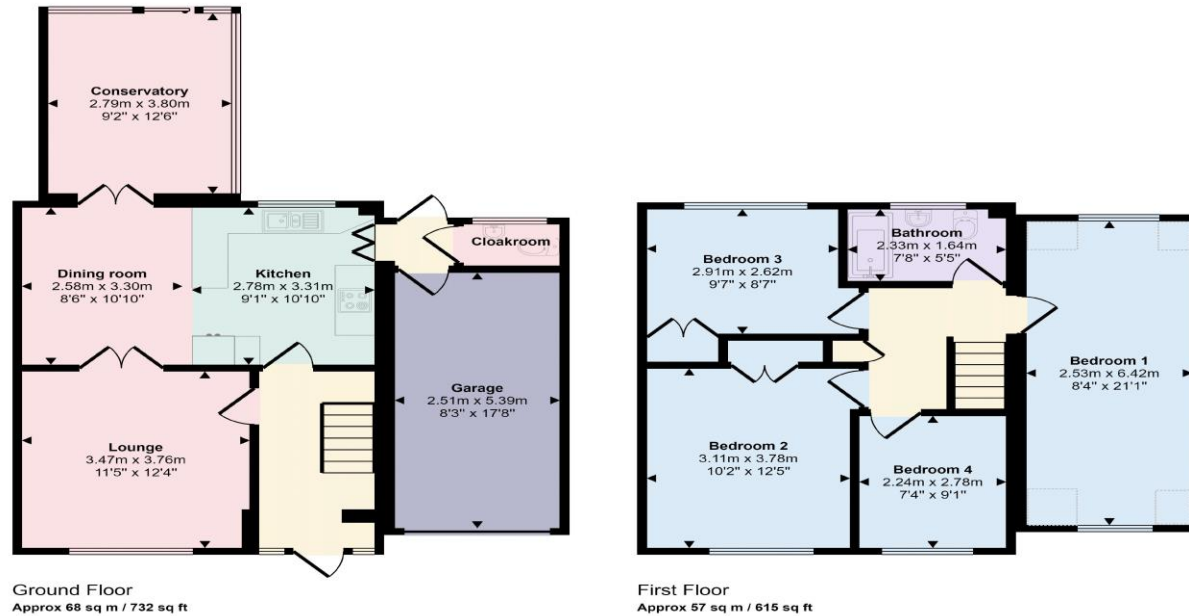


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Approx Gross Internal Area  
125 sq m / 1347 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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