



Wrights
01225 755553

Wynsome Street, Southwick, Trowbridge, Wiltshire, BA14 9RB

Offers in the region of
£370,000

This spacious and well presented three bedroom family home is full of charm and character, situated within the popular village of Southwick.

Features include a spacious kitchen/dining room with range cooker, utility room, downstairs W.C, lounge with wood burning stove, play room/study, en-suite shower room and high quality family bathroom, generous wrap around gardens, large detached garage and driveway parking for up to four vehicles.

Situation

The village of Southwick offers many amenities including a popular village Primary school and nursery, church, village shop, doctors surgery 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.



Spacious three bedroom family home

Full of character and charm

Spacious kitchen/dining room

Lounge with wood burning stove

Study/play room

En-suite shower room

Family bathroom with four piece suite

Generous wrap around gardens

Gas central heating and PVCu double glazing

Large detached garage and driveway parking for four vehicles



The property comprises

Ground Floor

Entrance Porch

With PVCu front door, tiled floor, radiator and PVCu double glazed window to the side.

Hallway

With wood laminate flooring and radiator

Lounge 9' 10" x 19' 2" (2.99m x 5.84m)

With wood laminate flooring, radiator, wood burning stove, stairs to first floor PVCu double glazed window.

Playroom/Study 6' 4" x 8' 10" (1.93m x 2.69m)

With wood laminate flooring, radiator and PVCu double glazed window.

Kitchen 14' 3" x 13' 7" (4.34m x 4.14m)

With a tiled floor, range of eye level and base units, worktops with upstands, range cooker with extractor hood over, built in storage cupboard, space for dishwasher, radiator, inset ceiling spotlights and PVCu double glazed window. Open plan into...

Dining area 9' 0" x 11' 8" (2.74m x 3.55m)

With tiled floor, radiator, wooden beams in ceiling, PVCu double glazed window to the side, inset ceiling spotlights and PVCu double glazed doors with access to the garden.

Utility room 10' 0" x 8' 6" (3.05m x 2.59m)

With wood laminate flooring with coir matting, radiator, worktop with space for washing machine and tumble drier under, wooden door to garden and PVCu double glazed window to the rear.

Cloakroom

With tiled flooring, low level W.C and obscured PVCu double glazed window.

First Floor

Landing

With radiator, loft hatch with loft ladder up to boarded and loft storage room, cupboard housing the boiler and PVCu double glazed window.

Dressing area 11' 5" x 9' 2" (3.48m x 2.79m)

Open plan through to bedroom 1, with radiator, inset ceiling spot lights and PVCu double glazed window to the side.

Bedroom 1 8' 10" x 11' 11" (2.69m x 3.63m)

With radiator, inset ceiling spot lights and two PVCu double glazed windows.

En-suite 6' 4" x 4' 4" (1.93m x 1.32m)

With tiled flooring, large shower enclosure with mains shower, vanity unit with basin and low level W.C and heated towel radiator.

Bedroom 2 8' 4" x 8' 7" (2.54m x 2.61m)

With radiator, built in wardrobe and shelving, PVCu double glazed window.

Bedroom 3 6' 2" x 12' 8" (1.88m x 3.86m)

With radiator, built in cupboard and PVCu double glazed window.

Bathroom 10' 10" x 8' 1" (3.30m x 2.46m)

With tiled floor, heated towel radiator, paneling to half the wall, large vanity unit with basin, low level W,C, walk in shower enclosure with mains shower, freestanding roll top bath and obscured PVCu double glazed window.

Externally**Enclosed gardens**

The property offers a spacious wrap-around garden enclosed by high hedges, offering areas laid to lawn, a path to the front door and paths leading to the garage and rear gate. Door to garage and gated access to the driveway, providing off road parking for up to four vehicles.

There is also an enclosed patio area with a raised garden pond and a second enclosed area laid to gravel, with direct access into the utility room.

Garage 14' 4" x 21' 7" (4.38m x 6.58m)

With up and over door to the front, power, light, PVCu door to the rear garden and PVCu double glazed window to the rear.

Tenure

The property is sold as freehold.

Council Tax

The property is currently in council tax band D.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. 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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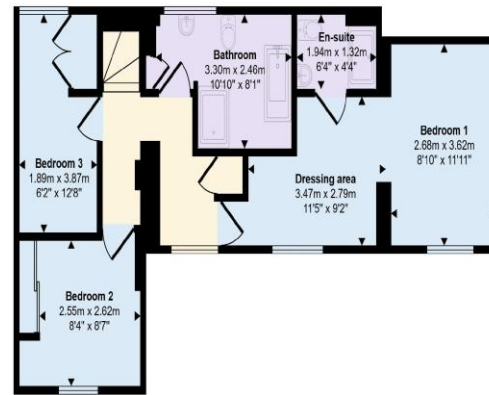
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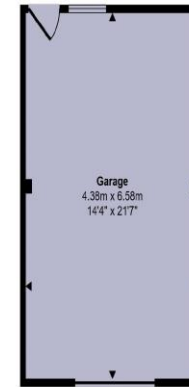
Approx Gross Internal Area
159 sq m / 1714 sq ft



Ground Floor
Approx 75 sq m / 805 sq ft



First Floor
Approx 56 sq m / 599 sq ft



Garage
Approx 29 sq m / 311 sq ft

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 Snazzy 360.



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