



**Wrights**  
01225 755553

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

Guide price

£450,000

This spacious four bedroom detached property is situated in the popular village of Southwick.

Features include two reception rooms, a spacious kitchen/diner and utility, conservatory, generous and private gardens and off road parking for several vehicles.

Sold with the benefit of no onward chain.

### Situation

The village of Southwick 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 detached property**

**Situated within the popular village of Southwick**

**PVCu double glazing**

**Oil central heating**

**Two reception rooms**

**Conservatory**  
**Private enclosed gardens**  
**Parking for several vehicles**  
**No onward chain**





## The property comprises

### Ground Floor

#### Entrance Porch

With front door and two PVCu double glazed windows to the side.

#### Entrance Hall

With large storage cupboard.

#### Dining Room

*10' 3" x 13' 0" (3.12m x 3.96m)*

With radiator and PVCu double glazed window to the front.

#### Lounge

*12' 0" x 11' 6" (3.66m x 3.5m)*

With radiator, fireplace with wooden surround, PVCu double glazed window to the side and doors leading to...

#### Conservatory

*11' 2" x 11' 6" (3.41m x 3.50m)*

With radiator, PVCu double glazed windows to the sides and PVCu double glazed doors to the garden.

#### Kitchen/Diner

*22' 7" x 9' 1" (6.89m x 2.78m)*

With a range of eye level and base units, worktops with tiled splashbacks, belfast sink unit, range cooker with extractor hood over, PVCu double glazed windows and two PVCu double glazed doors to the garden.

### Utility

*9' 3" x 8' 1" (2.81m x 2.47m)*

With worktop and PVCu double glazed window to the rear.

### Rear Lobby

With door to the rear.

### Cloakroom

With tiled flooring, low level W.C and hand basin, radiator and obscured window to the rear.

### First Floor

#### Landing

With loft hatch.

#### Bedroom 1

*10' 3" x 13' 1" (3.13m x 3.98m)*

With radiator and two PVCu double glazed windows to the front and side.

#### Bedroom 2

*12' 0" x 13' 1" (3.65m x 3.98m) max*

With radiator and two PVCu double glazed windows to the side and rear.

### Bedroom 3

10' 0" x 9' 1" (3.05m x 2.78m)

With radiator and three PVCu double glazed windows to the front, side and rear.

### Bedroom 4

7' 3" x 6' 6" (2.20m x 1.99m)

With radiator and PVCu double glazed window to the front.

### Bathroom

With suite comprising bath with shower over, low level W.C and pedestal hand basin, Victorian style radiator with heated towel rail obscured PVCu double glazed window to the rear.

### Externally

### Enclosed garden

The enclosed garden offers a high degree of privacy, with areas laid to lawn, a range of shrubs and trees and a raised patio seating area. There is also a wooden workshop with power and light.

### Parking

The property also offers an area laid to gravel, proving off road parking for several vehicles.

### Council tax

The property is currently in council tax band D.

### Tenure

The property is sold as freehold.

### Services

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

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

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### Ground Floor

Approx. 78.3 sq. metres (842.9 sq. feet)



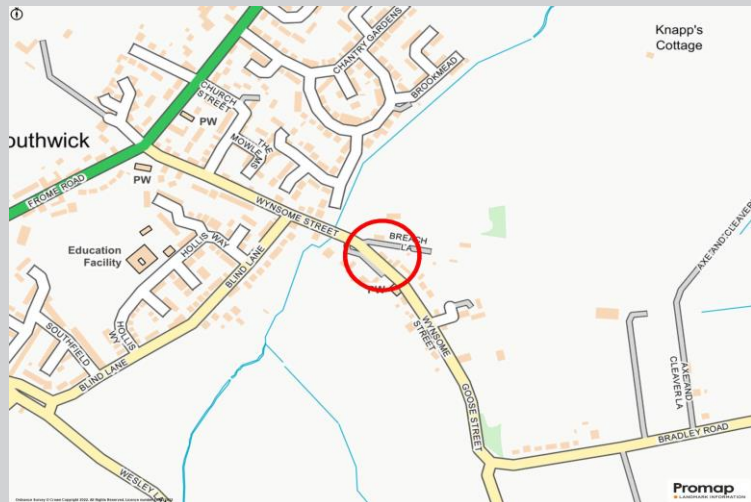
### First Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



Total area: approx. 128.9 sq. metres (1387.0 sq. feet)







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## Disclaimer

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