



Wrights
01225 755553

Ancaster Close, Trowbridge, Wiltshire, BA14 9DA

£315,000

This spacious three bedroom semi detached property is situated at the end of a cul-de-sac within the desirable Broadmead development.

Features include a spacious lounge/diner, utility room, downstairs cloakroom, garage with internal access, driveway parking and a pretty enclosed rear garden.

Situation

The property is situated at the end of a cul-de-sac within the sought after Broadmead estate, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station.

The town centre of Trowbridge is also 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 (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Three bedroom semi detached property

Cul-de-sac location within the desirable Broadmead development

Spacious lounge/diner

Utility room

Downstairs W.C

Gas central heating

Garage with internal access

Driveway parking

Pretty enclosed rear garden



The property comprises

Ground Floor

Entrance Hall

With PVCu front door and obscured PVCu double glazed window to the front, radiator and stairs to the first floor with storage cupboard under.

Lounge/Diner

10' 11" x 9' 3" (3.33m x 2.82m)

With two radiators, inset ceiling spotlights, gas fire with brick surround, PVCu double glazed window to the front and PVCu sliding patio doors to the rear.

Kitchen

10' 11" x 9' 3" (3.33m x 2.82m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer and dishwasher, inset ceiling spotlights, PVCu door to the Utility Room and PVCu double glazed window to the rear.

Utility room

With tiled flooring, worktop with tiled splash back and space for washing machine and tumble drier under, loft hatch, internal door to the garage, PVCu double glazed window to the rear and PVCu door to the rear garden.

Cloakroom

With tiled flooring, low level W.C, hand basin and obscured PVCu double glazed window to the side.

First Floor

Landing

With large linen cupboard housing gas combi boiler, loft hatch and PVCu double glazed window to the side.

Bedroom 1

12' 0" x 11' 5" (3.66m x 3.47m)

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

Bedroom 2

12' 0" x 10' 2" (3.66m x 3.09m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

8' 4" x 8' 5" (2.55m x 2.57m)

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

Bathroom

With white suite comprising bath with electric shower over and pedestal hand basin, radiator and obscured double glazed window to the rear.

W.C

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

Externally

To the front

Driveway parking in front of the garage, next to an area laid to lawn. A gate provides access to the rear garden.

Garage

With up and over door to the front, power, light and internal door to the Utility Room.

To the rear

The private and tranquil rear garden is fully enclosed and offers an area laid to lawn with a patio seating area, as well as a separate secluded seating area surrounded by hedging and a range of mature shrubs and trees. There is a garden pond and a path providing access to the front of the property.

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 to radiators. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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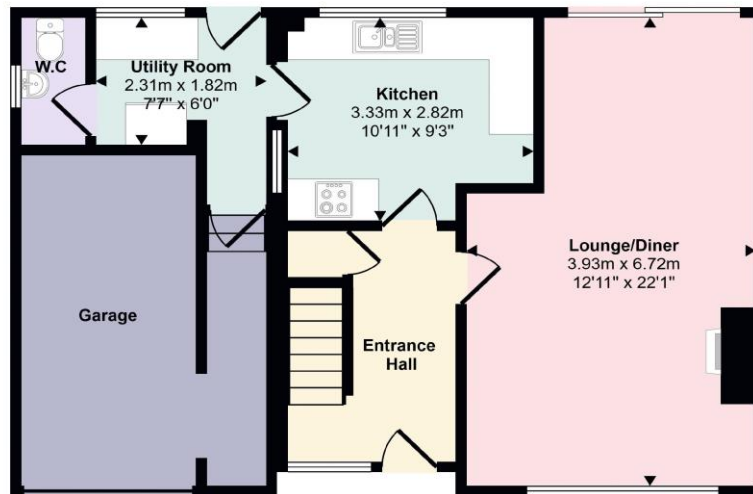


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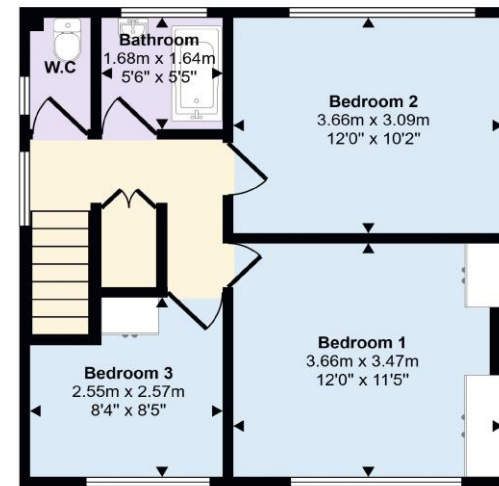
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Approx Gross Internal Area
108 sq m / 1158 sq ft



Ground Floor
Approx 65 sq m / 700 sq ft



First Floor
Approx 43 sq m / 458 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 Snappy 360.





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