



Wrights
01225 755553

Ketton Close, Trowbridge, Wiltshire, BA14 9DQ

£469,950

This exceptional four double bedroom detached property is situated at the end of a quiet cul-de-sac within the highly sought-after Broadmead development on the Bath side of Trowbridge. The property offers generous living accommodation, including a spacious lounge, separate dining room, a well-appointed kitchen/breakfast room, and a convenient downstairs cloakroom.

Externally, the property features driveway parking in front of a large garage and a generous and beautifully maintained rear garden with garden room, ideal for use as a home office or studio.



Spacious four double bedroom detached property

Cul de sac location within the desirable Broadmead development

**Two reception rooms
Kitchen/breakfast room**

Large downstairs cloakroom

Situation

The property is situated on 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.

Extra long garage with utility area

Driveway parking for two vehicles

Generous and well maintained rear garden with garden room

Gas central heating and PVCu double glazing

Viewing recommended!



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, wood laminate flooring, radiator and stairs to the first floor with storage cupboard under.

Cloakroom

With wood laminate flooring, a range of fitted cupboards with W.C and hand basin, cupboard housing hot water cylinder, heated towel rail and obscured PVCu double glazed window to the rear.

Lounge

11' 1" x 21' 6" (3.38m x 6.55m)

With wood laminate flooring, two radiators, wood burning stove with stone surround, PVCu double glazed window to the front and PVCu sliding patio doors to the rear.

Dining Room

10' 9" x 10' 2" (3.28m x 3.10m)

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

Kitchen/Breakfast Room

10' 8" x 12' 9" (3.26m x 3.89m)

With wood laminate flooring, a range of eye level and base units, worktops with upstands, integrated electric eye level oven, large induction hob with extractor hood over, integrated fridge/freezer and dishwasher, integrated waste bin, breakfast bar, inset ceiling spotlights and PVCu double glazed window to the rear.

Side Hall

With doors to the front and rear and side door into the garage.

First Floor

Landing

With loft hatch (the loft is part boarded with a light and pull-down ladder) and PVCu double glazed window to the front.

Bedroom 1

11' 7" x 10' 11" (3.53m x 3.33m)

With radiator and PVCu double glazed window to the rear.

Bedroom 2

10' 7" x 10' 0" (3.23m x 3.04m)

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

Bedroom 3

10' 9" x 12' 9" (3.28m x 3.89m) max

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

Bedroom 4

11' 3" x 8' 5" (3.43m x 2.56m)

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

Bathroom

With tiled flooring and walls, a range of fitted cupboards, suite comprising bath with shower over, W.C and hand basin, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front

The generous front garden is laid to lawn and features a charming display of planted tulips. To the side, a driveway provides off-road parking for at least two vehicles in front of the garage.

Garage *8' 6" x 23' 5" (2.58m x 7.14m)*

The spacious garage features a roller door to the front and an internal door leading to the side hall. It is equipped with power and lighting. To the rear, there is a utility area with plumbing for a washing machine and a wall-mounted gas boiler.

To the rear

The spacious, enclosed rear garden features a patio seating area and raised wooden decking, ideal for outdoor entertaining. A generous lawn is complemented by well-stocked borders and raised planters, with a variety of shrubs and trees. Additional highlights include a log store, a summer house, and a fantastic log cabin that serves as a garden room, complete with power and lighting. To the side of the log cabin, there is an additional decking area, currently used by the owners for a hot tub. To the side of the garden, a further generous area is dedicated to vegetable and herb planting, along with a secluded private seating spot, offering a peaceful retreat.

Tenure

The property is sold as freehold.

Council tax

The property is in council tax band E.

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.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

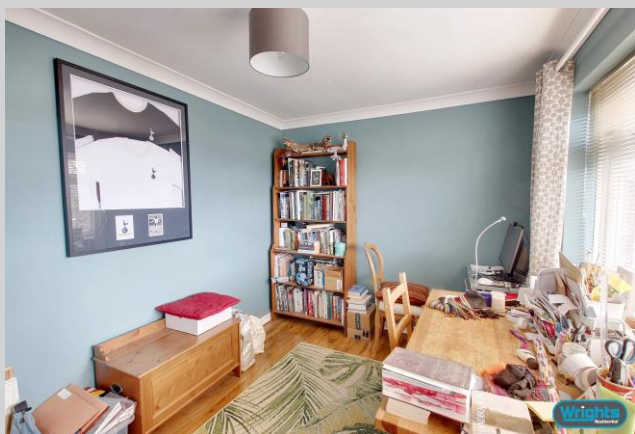
01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553





EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEMMA MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

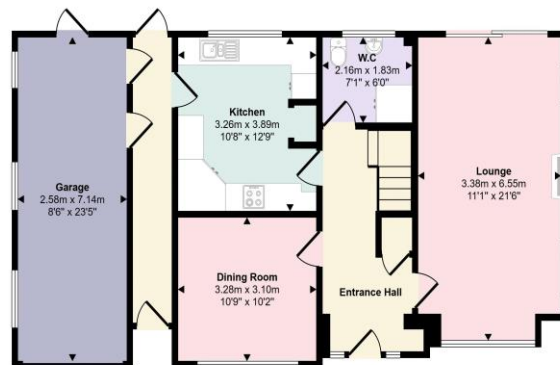


Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

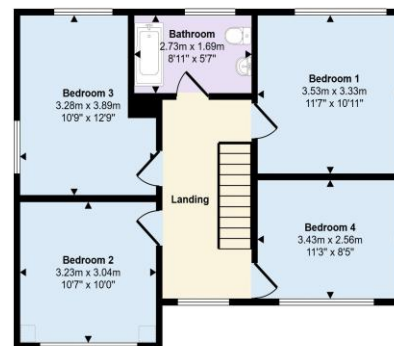
01225 755553

Approx Gross Internal Area
159 sq m / 1708 sq ft

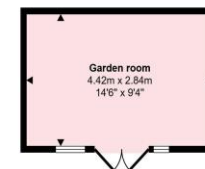


Ground Floor
Approx 88 sq m / 943 sq ft

Denotes head height below 1.5m

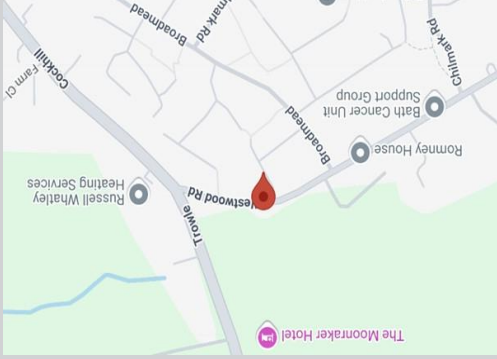
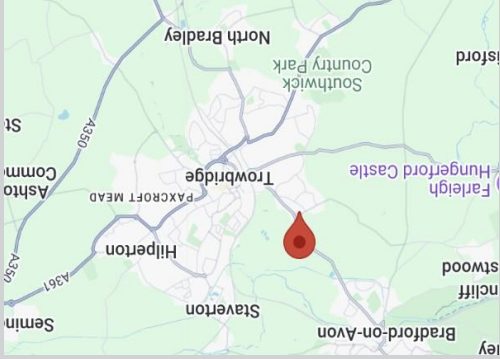


First Floor
Approx 59 sq m / 630 sq ft



Garden Room
Approx 13 sq m / 135 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.



Wrights

01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.