



Wrights
01225 755553

Christin Court, Trowbridge, Wiltshire, BA14 9SB

£345,000

This extended three bedroom semi detached property is situated on a cul-de-sac within the sought after Broadmead development, on the edge of the open countryside.

Features include two spacious reception rooms, a modern kitchen and bathroom, downstairs cloakroom, three double bedrooms, gas central heating, PVCu double glazing, a large enclosed rear garden, garage and driveway parking.

Viewing recommended!

Situation

The property is situated within a cul-de-sac location on the sought after Broadmead estate, on the edge of the open countryside. Local amenities include 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.



Extended three bedroom semi detached property

Cul-de-sac location on the edge of the open countryside

Situated within the desirable Broadmead development

Two spacious reception rooms

Downstairs cloakroom

**Three double bedrooms
Gas central heating and
PVCu double glazing**

Large enclosed rear garden with countryside views

Garage and driveway parking

Viewing recommended!



The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring and radiator.

Cloakroom

With tiled flooring and walls, a range of fitted cabinets with W.C and hand basin, heated towel rail and obscured PVCu double glazed window to the front.

Hallway

With wood laminate flooring, radiator and stairs to the first floor.

Kitchen 7' 2" x 11' 2" (2.18m x 3.40m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl inset sink unit, cupboard housing gas boiler, space for cooker with extractor hood over, space for fridge/freezer, washing machine and tumble dryer and PVCu double glazed windows to the side and front.

Dining Room 19' 5" x 11' 11" (5.91m x 3.62m)

With radiator, storage cupboard under the stairs and PVCu double glazed window to the rear.

Lounge 15' 1" x 15' 1" (4.59m x 4.61m)

With radiator, gas fire with surround, PVCu double glazed window to the side and PVCu sliding patio doors opening onto the rear garden.

First Floor

Landing

With large airing cupboard housing hot water cylinder and shelving and loft hatch (the loft is part boarded with a light and pull down ladder).

Bedroom 1 12' 7" x 11' 7" (3.83m x 3.54m)

With a range of fitted wardrobes and drawers, radiator and PVCu double glazed window offering lovely countryside views to the rear.

Bedroom 2 12' 1" x 7' 10" (3.68m x 2.40m)

With radiator and PVCu double glazed window to the front.

Bedroom 3 9' 8" x 8' 8" (2.95m x 2.63m)

With radiator and PVCu double glazed window offering lovely countryside views to the rear.

Shower Room

With tiled flooring and walls, suite comprising large shower enclosure with electric shower, hand basin with vanity unit and W.C, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

Externally

To the front

Driveway parking in front of the garage. Path to the front door and side gate providing access to the rear garden

Garage *8' 2" x 18' 1" (2.5m x 5.5m)*

With up and over door, power and light.

To the rear

The generous enclosed garden enjoys breathtaking views over open countryside to both the rear and side of the property, offering a true sense of space and tranquillity. Mainly laid to lawn, it also features a spacious patio seating area - ideal for relaxing or entertaining while taking in the scenery. A wide gated side access provides convenient entry to the front of the property.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band C.

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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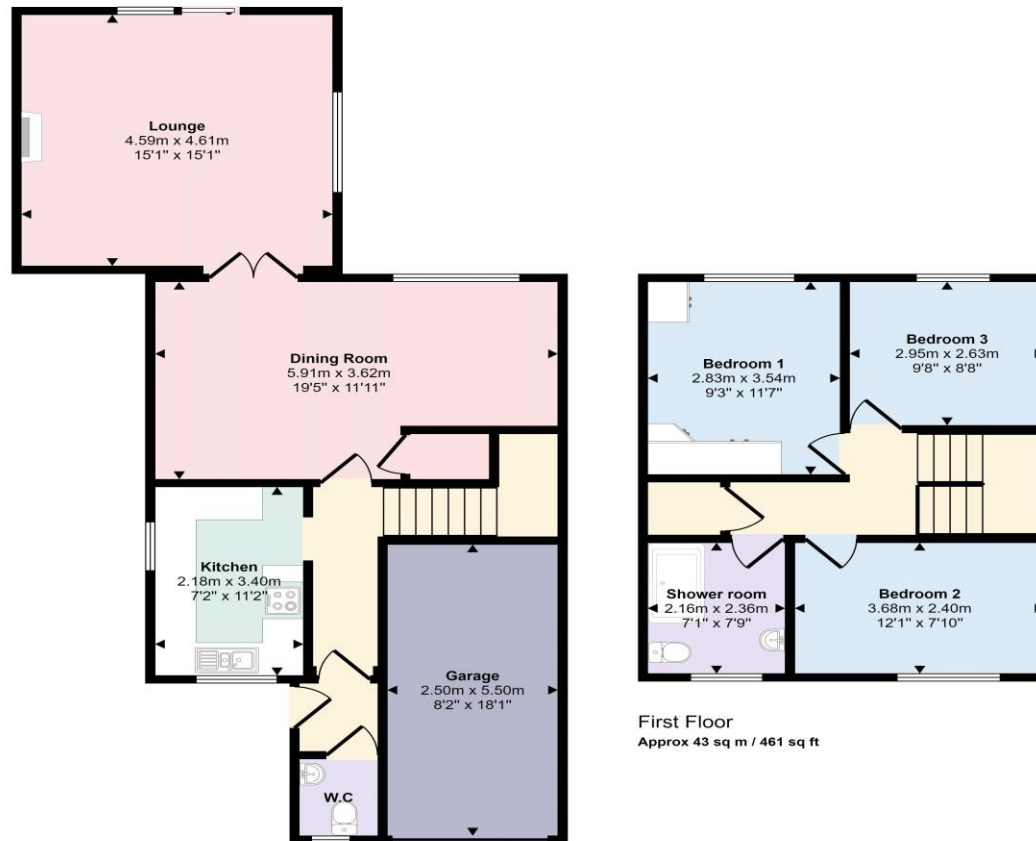


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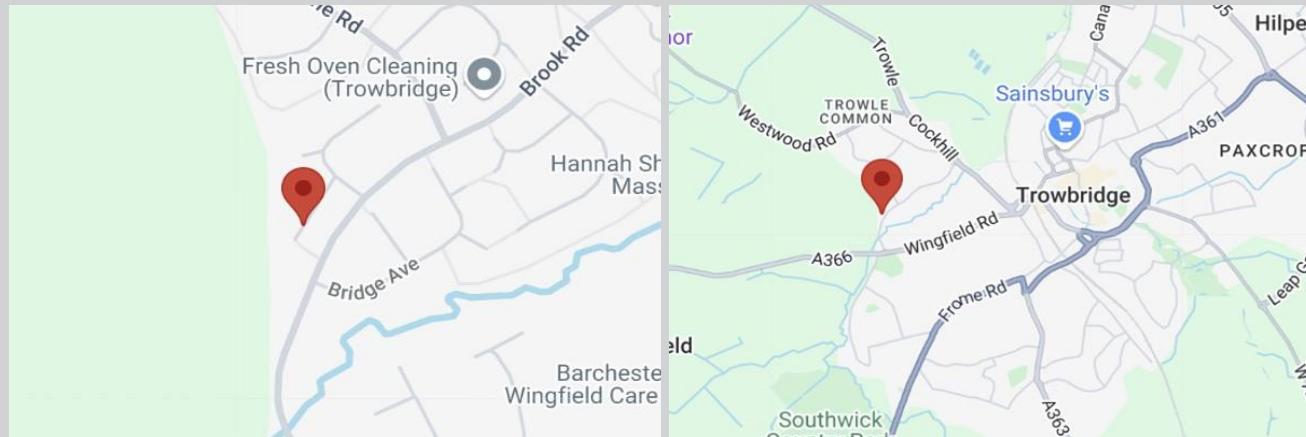
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Approx Gross Internal Area
119 sq m / 1283 sq ft



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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info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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