



Wrights
01225 755553

Bradley Road, Southwick, Wiltshire, BA14 9RJ

Offers in excess of
£350,000

Situation

The property is situated between the popular villages of Southwick and North Bradley, offering amenities including two popular village Primary schools, 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 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



Spacious three bedroom semi detached property

Stunning open plan kitchen, dining and family room

Bi-fold doors to the garden

Utility Room

Ground floor shower room

Three double bedrooms

Spacious bathroom with four piece suite

Generous enclosed rear garden with workshop

Driveway parking for several vehicles

Lovely countryside views to the front and rear



This spacious and beautifully presented semi detached home enjoys stunning open countryside views to both the front and rear. Formerly a four bedroom property, the current owners have combined two of the smaller bedrooms to create a generous double bedroom; this could easily be reconfigured back to four bedrooms if desired.

The accommodation features a superb open-plan kitchen, dining and family room with bi-fold doors opening onto the garden, creating an ideal space for modern living and entertaining. Additional highlights include a cosy lounge with wood-burning stove, a separate utility room, and a convenient ground floor shower room. To the first floor are three well-proportioned double bedrooms and a generous family bathroom fitted with a four-piece suite.

Externally, the property benefits from a substantial enclosed rear garden with a useful workshop with mains power and light, along with driveway parking providing space for several vehicles.

The property comprises

Ground floor

Entrance Hall

With composite front door, radiator and stairs to the first floor.

Lounge

14' 6" x 10' 11" (4.43m x 3.34m)

With radiator, wood burning stove with wooden surround and PVCu double glazed window to the front.

Kitchen, dining and family room

16' 7" x 19' 4" (5.05m x 5.90m)

This stunning open plan room forms the heart of the home and is perfectly designed for modern living and entertaining. The kitchen is fitted with a comprehensive range of contemporary eye-level and base units, with worktops and splashback panels. A large central island provides an excellent focal point, with a breakfast bar and an inset sink with drainer. Integrated appliances include a double electric oven, induction hob with extractor hood over, and a dishwasher, with additional space for an American-style fridge/freezer.

The space flows seamlessly into the dining and seating areas, which are flooded with natural light from a large skylight window and expansive bifold doors opening directly onto the rear garden, creating a superb indoor-outdoor connection.

Further benefits include inset ceiling spotlights, contemporary pendant lighting over the island, two radiators, an extractor fan, and a useful under stairs storage cupboard.

Utility room

7' 10" x 11' 1" (2.38m x 3.37m)

With PVCu double glazed door and window to the front, radiator, inset ceiling spotlights and PVCu double glazed door to the rear garden.

Shower Room

With tiled flooring, white suite comprising large walk in shower enclosure with electric shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

First Floor

Landing

With loft hatch (the loft is part boarded with a pull down ladder and light)

Bedroom 1

14' 6" x 10' 0" (4.42m x 3.04m)

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

Bedroom 2

7' 5" x 17' 3" (2.27m x 5.26m)

With two radiators, loft hatch and PVCu double glazed windows to the front and rear.

Bedroom 3

8' 6" x 10' 4" (2.58m x 3.15m)

With radiator, airing cupboard housing hot water cylinder and PVCu double glazed window to the rear.

Bathroom

With four piece white suite comprising jacuzzi bath with shower attachment, double shower enclosure with electric shower, close coupled W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

A large gated driveway laid to gravel provides off road parking for several vehicles.

To the rear

The generous and well maintained rear garden offers an excellent outdoor space, ideal for families and entertaining.

Immediately to the rear of the property is a spacious paved patio area, providing ample room for outdoor seating and alfresco dining. Beyond, the garden is predominantly laid to lawn, offering plenty of space for children's play or further landscaping, and is enclosed by timber fencing to both sides, ensuring a good degree of privacy.

A spacious workshop provides storage or potential for a hobby space, with power and light.

Tenure

The property is sold as freehold.

Council tax

The property is in council tax band C.

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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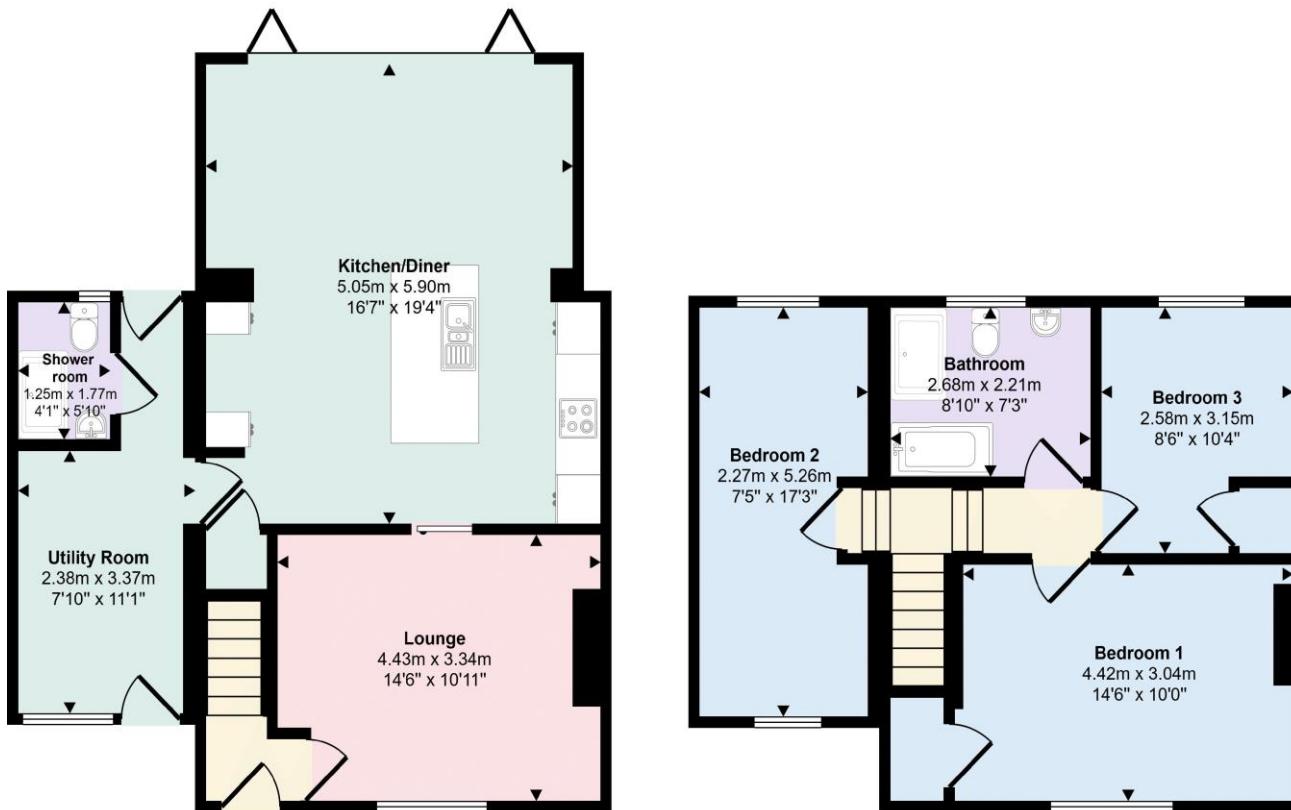


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Approx Gross Internal Area
111 sq m / 1194 sq ft



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.



intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

Disclaimer

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