Woodmarsh, 23 Bratton Road

West Ashton Trowbridge BA14 6AZ

- Neutrally presented & Very Spacious, Detached Bungalow
- Two Large Reception Rooms & Conservatory
- Two En Suites & Shower Room
- UPVC D/G & Oil Fired C/Heating
- Far-Reaching Views Across Rolling Countryside
- Large Kitchen/Family Room with Utility Area
- 14ft x 11ft Garage & Plenty of Parking
- Large Garden with Summer House

Offers Over £500,000

Entrance Porch
8'6" x 7'7" (2.59 x 2.31 (2.58 x 2.32))
UPVC double glazed door and windows to the front. Circular UPVC double glazed window to the front. Tiled flooring. Obscured glazed side panel window and glazed hard wood door to the:

Entrance Hall
Radiator. Stairs to the first floor with storage cupboard under. Dado rail, wall lights and coving. Telephone point. Thermostat. Access to part boarded loft space. Smoke alarm. Panelled doors off and into: cloak cupboard with hanging rail and shelving and storage cupboard with shelving.

Cloakroom
Circular window to the front. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with drawers under and w/c with dual push flush. Extractor vent in window.

Dining Room
16'0" x 9'3" (4.88 x 2.82)
Radiator. Coved ceiling. Opening to the conservatory. Opening to inner hallway. Double doors and window to the:

Living Room
15'8" x 14'5" plus recess (4.78 x 4.39 (4.77 x 4.40) plus recess)
Circular window to the side. UPVC double glazed bow window to the front. Radiator. Feature stone fireplace with gas fire inset (supplied by gas canisters). Television and telephone points. Coved ceiling. High level cupboard.

Conservatory
11'0" x 9'4" (3.35 x 2.84)
UPVC double glazed Victorian style conservatory with French doors to the side. Radiator. Wood effect flooring.

Inner Hallway
Radiator. Doors off to linen cupboard with radiator. airing cupboard housing hot water tank and storage cupboard. Coved ceiling. UPVC double glazed door to the garage. Doorway to breakfast room. Panelled door to the wet room.

Breakfast Room
11'6" x 10'3" (3.51 x 3.12)
Range of wall and base mounted units with rolled top work surfaces. Television point. Tiled flooring and inset ceiling spotlights. Space for table. Opening to the:

Kitchen with Utility Area
16'6" x 13'1" (5.03 x 3.99)
UPVC double glazed windows to the rear and side. Range of wall and base mounted units with tiled surrounds and rolled top work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in electric eye-level double oven. Built-in two-ring gas hob (supplied by gas canisters) and four-ring electric hob with extractor over. Plumbing for dishwasher. Space for fridge and freezer. Floor standing boiler. Water softener. Utility area with wall and base mounted units, additional sink unit with mixer tap and plumbing for washing machine. Tiled flooring and inset ceiling spotlights. UPVC double glazed door to the side.

Wet Room
Obscured UPVC double glazed window to the rear. Radiator. White suite with tiled surrounds comprising large walk-in shower enclosure with mains shower and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

Bedroom One
14'5" x 12'0" (4.39 x 3.66)
UPVC double glazed window to the rear. Radiator. Coving. Panelled door to the en suite. Opening to the:

Dressing Room
9'7" x 7'10" (2.92 x 2.39 (2.93 x 2.40))
UPVC double glazed window to the side. Radiator. Coving and inset ceiling spotlights. Door to cupboard with double hanging rail.

En Suite Shower Room
Obscured UPVC double glazed window to the rear. Chrome towel radiator. White suite with tiled surrounds comprising large shower cubicle with mains shower and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point. Extractor vent.

Bedroom Two
12'11" x 12'0" (3.94 x 3.66)
UPVC double glazed window to the front. Radiator. Built-in wardrobes with hanging rail and shelving. Television and telephone points. Coving.

FIRST FLOOR

Landing
Balustrade. Door to the:

Bedroom Three
13'3" x 11'11" (4.04 x 3.63 (4.05 x 3.64))
UPVC double glazed window to the rear. Radiator. Pedestal wash hand basin with tiled splash-backs. Shaving point. Wall lights. Doors to storage cupboards. Television point. Door to the:

En Suite Shower Room.
Obscured UPVC double glazed window to the rear. Radiator. White suite with tiled surrounds comprising shower cubicle with mains shower and door enclosing, and w/c with dual push flush.

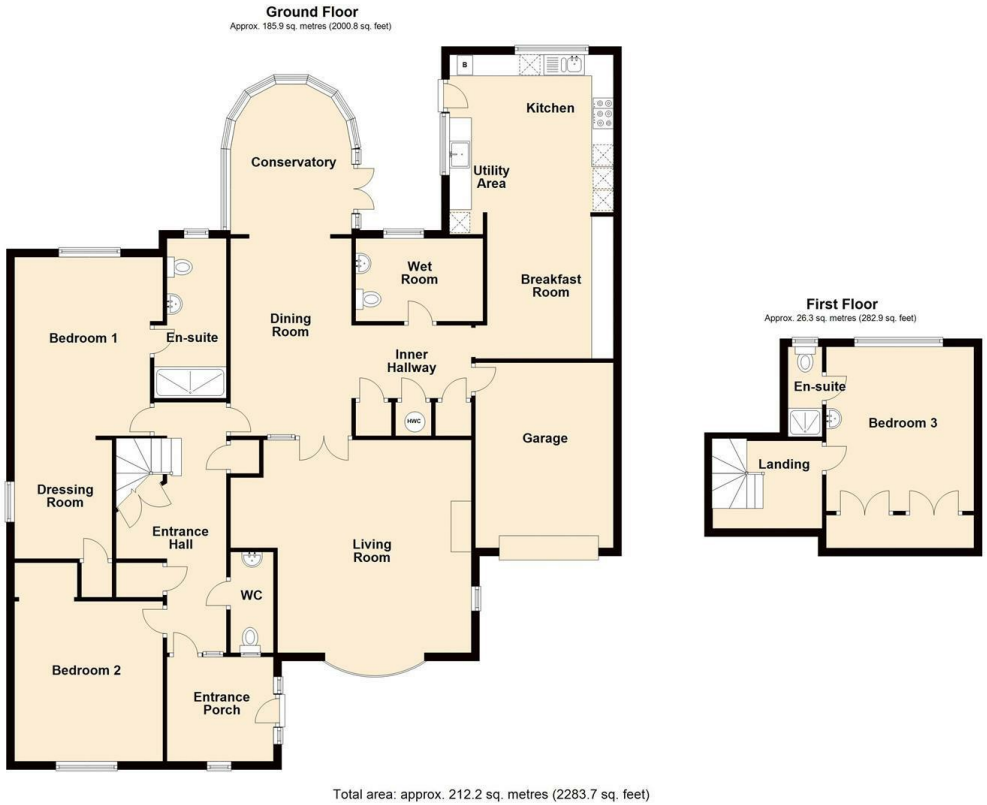
EXTERNALLY

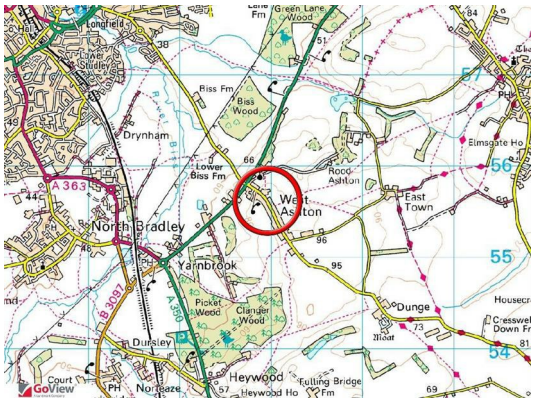
To The Front
The property is set back from the road and approached by a sweeping tarmac driveway. Large area laid to lawn with well stocked borders with a variety of plants and shrubs. Enclosed by dry stone walling. The rear is accessed via a side pedestrian gate.

To The Rear & Side
Landscaped gardens with views across rolling countryside comprising patio area to the immediate rear, large area laid to lawn, additional patio area and a variety of plants and shrubs. Two garden sheds and small summer house. Oil tank. Paved and gravel area to the side with gated access to the front. Outside tap and light. All enclosed by fencing and walling.

Garage
13'11" x 10'11" (4.24 x 3.33)
Electric roller door to the front. Power and lighting. Electric meter. Shelving. UPVC double glazed door to the inner hallway.

Tenure **Freehold**
Council Tax Band **F**
EPC Rating **E**





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