



## 17b Bratton Road

West Ashton Trowbridge BA14 6AZ

- Beautifully Presented Detached Family Home
- Living Room & Dining/Family Room
- Refitted Cloakroom, En Suite & Bathroom
- UPVC D/G & Oil Fired C/H
- Tandem Garage & Driveway
- Fantastic Views to the Rear Over Rolling Countryside
- Large Kitchen & Breakfast Room
- Three Double Bedrooms
- Large Garden Backing onto Fields
- Stunning Location & Potential to Extend

**Guide Price £558,500**



### **Entrance Hall**

Obscured UPVC double glazed leaded door and window to the front. Radiator. Stairs to the first floor with storage recess under. Parquet style flooring. Glass panelled door to the breakfast room. Panelled doors off and into:

### **Cloakroom**

Two piece suite with part meter tiled surrounds comprising corner wash hand basin with mixer tap and cupboard under and w/c with dual push flush. Tiled flooring. Extractor fan.

### **Living Room**

21'7" x 11'5" (6.58 x 3.48)  
UPVC double glazed window to the front. Two radiators. Media wall with TV recess and contemporary feature fireplace. Parquet style flooring. UPVC double glazed patio doors to the rear.

### **Dining/Family Room**

13'5" x 10'1" (4.09 x 3.07)  
UPVC double glazed window to the front. Radiator. Oak wood flooring. Telephone point. Hive controls. Smoke alarm. Glazed door to the:

### **Breakfast Room**

11'8" x 7'9" (3.56 x 2.36)  
UPVC double glazed window to the rear. Tiled flooring with under-floor heating. Built-in pantry units and cupboards. Space for American style fridge/freezer. Inset ceiling LED spotlights. Opening to the:

### **Kitchen**

14'2" x 11'7" (4.32 x 3.53)  
UPVC double glazed windows to the rear and side. Tiled flooring with under-floor heating. Extensive range of Shaker style, oak wall and base mounted units with display lighting, granite work surfaces and upstands, and tiled splash-backs. Ceramic one and a half bowl sink drainer unit with mixer tap and waste disposal unit. Built-in high level Bosch double oven. Built-in four-ring Bosch induction hob with Siemens extractor hood over. Integrated dishwasher. Access to loft space. Inset LED ceiling spotlights. UPVC double glazed door to the rear. Door to the:

### Utility Room

8'4" x 4'9" (2.54 x 1.45)

Chrome towel radiator. Wall and base mounted units with tiled splash-backs and work surfaces. Acrylic single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Tiled flooring.

### FIRST FLOOR

#### Landing

Balustrade. Radiator. Access to boarded loft space with pull-down ladder. Panelled doors off and into: airing cupboard housing pressurized hot water tank and shelving.

#### Bedroom One

11'5" x 10'9" (3.48 x 3.28)

UPVC double glazed window to the rear with far reaching views. Radiator. Built-in run of wardrobes and drawers. Panelled door to the:

#### En Suite Shower Room

UPVC double glazed window to the rear with far reaching views. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising corner shower cubicle with mains mixer shower and doors enclosing, pedestal wash hand basin and w/c enclosed cistern and dual push flush. Tiled effect flooring. Shaving point and vanity mirror.

#### Bedroom Two

14'4" x 8'5" (4.37 x 2.57)

Two UPVC double glazed windows to the front. Radiator. Built-in run of wardrobes with mirrored sliding doors enclosing. Panelled door to over-stairs cupboard.

#### Bedroom Three

11'11" x 10'0" (3.63 x 3.05)

UPVC double glazed window to the front. Radiator. Television point.

#### Family Bath & Shower Room

UPVC double glazed window to the rear with far reaching views. Chrome towel radiator. Four piece suite with polished porcelain tiled surrounds comprising panelled bath, shower cubicle with mains shower and door enclosing, wash hand

basin with cupboards under and w/c with dual push. Polished porcelain tiled flooring and inset ceiling LED spotlights. Shaving point and extractor fan.

### EXTERNALLY

#### To The Front

Storm porch over front door with entrance lights, paved hearth and double glazed windows to both sides. Area laid to lawn, variety of trees and shrubs. Cobble style driveway providing off road parking. Cobble style pathway leading to the side with space for bins, gravel borders and gated pedestrian access to the rear. Electric meter. Double power point. All enclosed by fencing and hedgerow with five-bar double gates enclosing.

#### To The Rear

Large landscaped garden boasting fantastic views across open countryside comprising large, partially covered paved patio area to the immediate rear with lighting and low level wall enclosing, step up to additional Indian sandstone paved patio area with feature half moon shaped gravel border, large area laid to lawn and a variety of plants, trees and shrubs. Garden shed. Enclosed oil tank. Enclosed by closed board and post and rail fencing.

#### Tandem Garage/Workshop

32'6" x 9'3" (9.91 x 2.82)

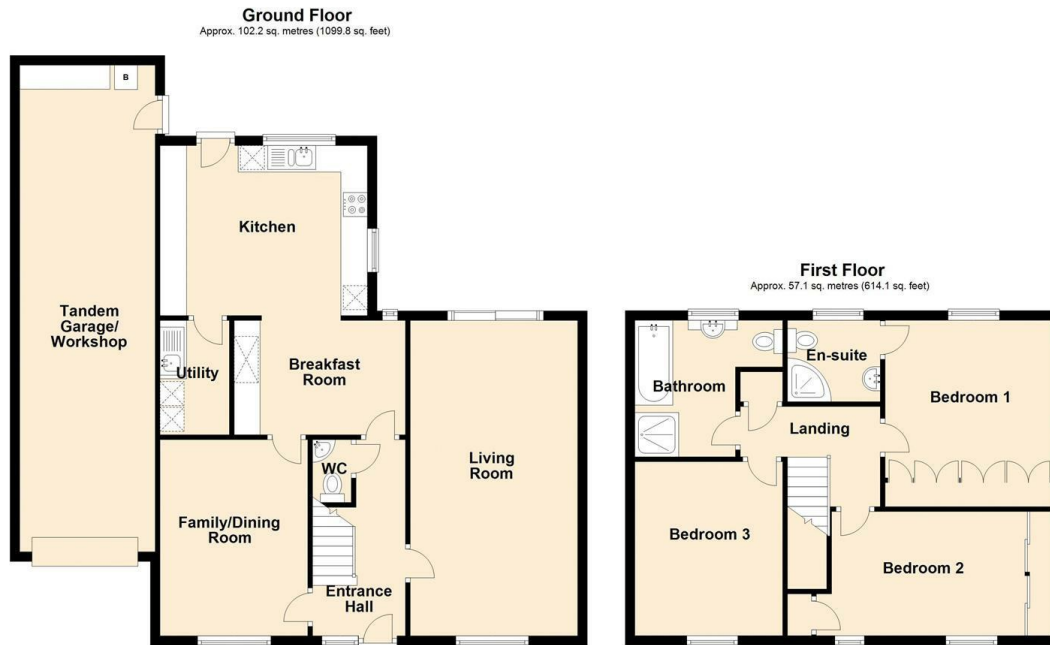
Electric roller door to the front. Power and lighting. Eaves storage. Wall and base mounted units. Oil fired boiler and expansion vessel. Fuse box. UPVC double glazed personal door to the rear.

### AGENTS NOTE:

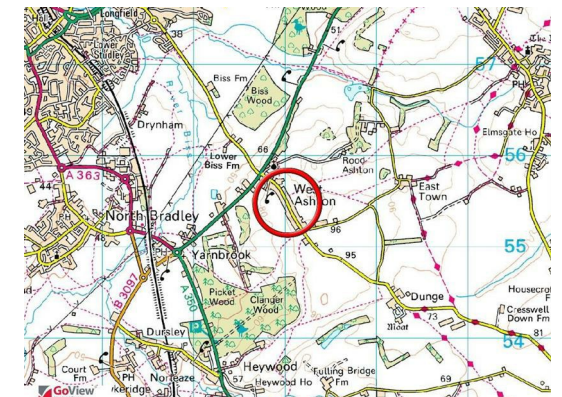
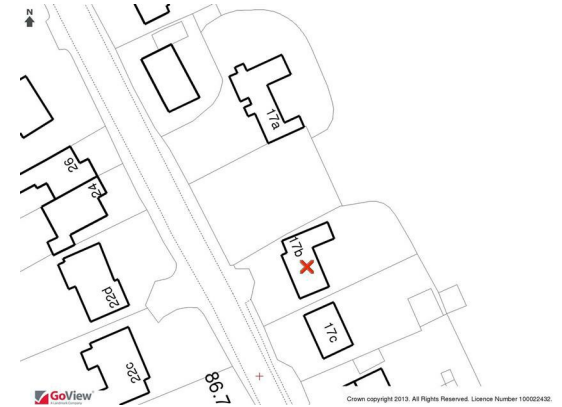
Ride on lawn mower available by separate negotiation.



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



Total area: approx. 159.2 sq. metres (1713.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.