

74 Bradley Road Trowbridge BA14 0RA

- Well Presented & High Specification FOUR Double Bedroom Chalet Style Home
- Large Living Room with Wood Burner
- Large Family Bath & Shower Room
- 7m x 3.5m Garden/Games Room with Pool Table
- Tandem Length Double Garage & Large Workshop
- Large Kitchen/Dining Room with Range Cooker & Solid Wood Work Tops
- Vast Primary Bedroom Suite with En Suite
- Flexible & Versatile Accommodation
- Large West Facing Landscaped Garden
- Block Paved, Double Gated Driveway for Several Vehicles

Offers Over £445,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front with transom window over. Two radiators. Stairs to the first floor with cupboard under. Wood flooring, feature archway and ceiling rose. Smoke alarm. Panelled doors off and into:

Living Room

26'6" x 13'10" (8.08 x 4.22)

Obscured UPVC double glazed window to the side. UPVC double glazed French doors and windows to the rear. Two radiators. Wood burning stove with tiled hearth, tiled surrounds and wood mantle. Wood flooring, wall lights and coving. Television and internet points. Glazed double doors to the:

Kitchen/Dining Room

21'0" x 13'4" (6.41 x 4.07)

UPVC double glazed window to the rear and obscured UPVC double glazed door to the rear. Radiator. Extensive range of modern shaker style, wall, base, drawer, larder and dresser units with tiled surrounds and solid wood work surfaces. Belfast sink unit. Five burner range cooker with extractor over. Plumbing for dishwasher and washing machine. Space for American style fridge/freezer. Space for table. Panelled door to the garage. Tiled flooring, coved ceiling and inset ceiling spotlights.

Bedroom Two

14'2" x 11'9" into bay (4.34 x 3.59 into bay)

UPVC double glazed bay window to the front. Radiator. Coving and ceiling rose.

Family Room/Bedroom Three

14'6" x 11'7" into bay (4.43 x 3.55 into bay)

UPVC double glazed bay window to the front. Radiator. Feature fireplace with brick surrounds, oak mantle and wood burning stove inset. Coving and ceiling rose. Television point.



Study/Bedroom Four

10'11" x 9'7" (3.34 x 2.94)

UPVC double glazed window to the side. Radiator. Panelled door to cupboard housing recently updated Baxi combi boiler. Television point. Coving. Obscured PVCU double glazed door to the side.

Cloakroom

Obscured UPVC double glazed window to the side. W/C. Tiled flooring and coving.

FIRST FLOOR

Landing

Double glazed Velux window to roof. Balustrade. Smoke alarm. Panelled doors off and into:

Bedroom One

22'9" x 15'1" max (6.95 x 4.62 max)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes with panelled doors enclosing. Television, telephone and internet points. Access points to eaves storage to both sides. Panelled door to the:

En Suite Shower Room

Double glazed Velux window to the roof. Victorian style towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower, wash hand basin with cupboard under and w/c. Louvered door to storage cupboard. Tiled flooring and inset ceiling spotlights. Shaving point. Circular mirror.

Family Bath & Shower Room

Obscured UPVC double glazed window to the front. Victoria style towel radiator. Four piece white suite with tiled surrounds comprising panelled bath, shower cubicle with Mira mains shower and door enclosing, pedestal wash hand basin and w/c. Louvered door to storage cupboard. Tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point. Mirror with glass shelf.

EXTERNALLY

To The Front

Step up to storm porch with entrance light. Twin double gates enclosing two points of vehicular

access to large block paved driveway providing parking for several vehicles. EV charging point and 16 amp caravan supply. Further double gates enclosing additional driveway leading to garage.

To The Rear

Large enclosed west facing garden with private aspect comprising large flag stone patio area to the immediate rear with pergola with retractable canvas awning, large area laid to lawn and mixed borders with a variety of plants, trees and shrubs. Brick paved sweeping pathway leading to garden/games room. Storage area to the rear of garage enclosed by trellis. Covered log store. Outside tap and light. All enclosed by laurel hedgerow and fencing with gated rear access onto playing field.

Garden/Games Room

23'5" x 11'4" (7.16 x 3.47)

Timber framed construction. Double doors to the front and tilted windows to the side. Power and lighting. Wood burning stone with stone heath. Breakfast bar with four stools remaining. Pool table, balls and cues included. Dartboard included. Wood effect flooring and exposed ceiling beams. Covered, decked veranda with lighting enclosed with railings. Additional storage shed to the side.

Tandem Garage

21'9" x 8'7" (6.65 x 2.62)

Barn style, part glazed double doors to the front and rear - rear leading through to workshop. Power and lighting. Plumbing for washing machine.

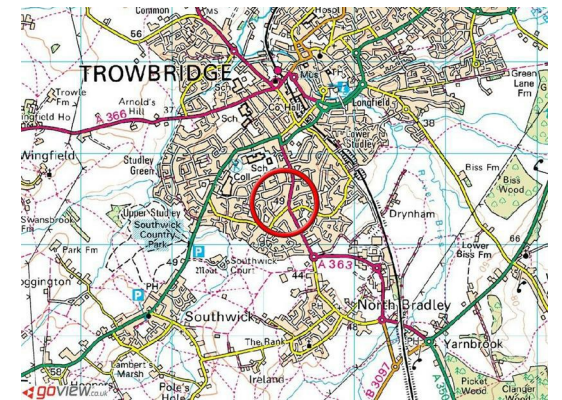
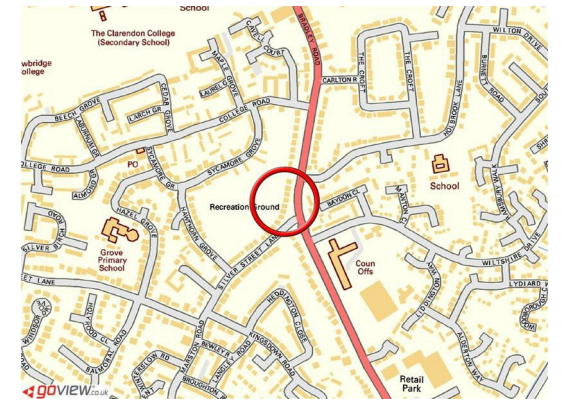
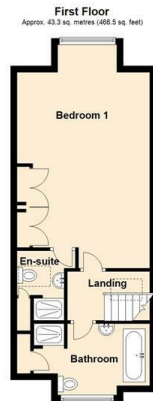
Workshop

14'11" x 12'6" (4.56 x 3.82)

Double doors to the front and windows to the side and rear. Power and lighting. Flagstone flooring. Fuse box. Storage cupboards. Work bench.



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



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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.