



3 College Gardens

North Bradley Trowbridge BA14 0SL

- Beautifully Presented, Updated & Extended Four Bedroom Semi-Detached Family Home
- Living Room & Conservatory
- Refitted cloakroom & Refitted Family Bathroom
- UPVC Double Glazing
- South-West Facing Garden with Private Aspect
- Cul De Sac Position Within Highly Regarded Village Near to Popular Primary School
- Refitted Kitchen/Dining Room
- Detached Studio with Kitchen Area & Shower Room
- Gas Central Heating
- Garage & Driveway for 3-4 Vehicles

Guide Price £330,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Part obscured UPVC double glazed door to the front. Obscured UPVC double glazed windows to the front and side. Coir matting and inset ceiling spotlights. UPVC double glazed door to the:

Entrance Hall

Radiator. Stairs to the first floor with cupboard under. Wood flooring. Thermostat. Smoke alarm. Glazed doors off and into:

Living Room

12'10 x 11'11 (3.91m x 3.63m)

UPVC double glazed window to the front. Radiator. Feature fireplace with wood burning stove. Television point. Wood flooring, wall lights and inset ceiling spotlights. Glazed door to the:

Refitted Kitchen/Dining Room

28'4 x 9'5 max (8.64m x 2.87m max)

UPVC double glazed window to the rear. Obscured UPVC double glazed window to the side. Range of modern high gloss, wall, base and larder units with metro tiled splash-backs, square edge work surfaces and lighting. Stainless steel single sink drainer unit with mixer tap. Built-in high level stainless steel electric oven and combination oven. Built-in contemporary stainless steel four-ring gas hob with extractor hood over. Integrated dishwasher. Space for wine fridge and space for American style fridge/freezer. Plumbing for washing machine. Tiled flooring and inset ceiling spotlights to kitchen area. Wood flooring to dining area. UPVC double glazed door to the rear. Door to the cloakroom. Door to the hall. Bi-fold doors to the:



Conservatory

10'9 x 9'0 (3.28m x 2.74m)

UPVC double glazed and brick construction with French doors to the side. Under-floor heating. Wood effect flooring and wall lights.

Refitted Cloakroom

Two piece white suite with tiled surrounds comprising wash hand basin and w/c. Tiled effect vinyl flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Access to loft space. Smoke alarm. Doors off and into: linen cupboard.

Bedroom One

10'10 x 10'8 (3.30m x 3.25m)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes. Coving.

Bedroom Two

10'8 x 7'8 min (3.25m x 2.34m min)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes.

Bedroom Three

8'11 x 7'9 (2.72m x 2.36m)

UPVC double glazed windows to the front and rear. Radiator. Coving.

Bedroom Four

8'8 x 8'8 (2.64m x 2.64m)

UPVC double glazed window to the front. Radiator. Built-in cupboard.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece suite with part tiled and wood surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, circular stone sink with drawers under and w/c with enclosed cistern and dual

push flush. Tiled effect vinyl flooring. Shaving point.

EXTERNALLY

STUDIO

16'0 x 10'0 (4.88m x 3.05m)

Living Area

Double glazed windows to the front and side. Double glazed French doors to the front. Inset ceiling spotlights. Small kitchen area with base mounted units, wood work tops and concealed sink. Fuse box. Door to:

Shower Room

Three piece white suite comprising shower cubicle with aqua-board surrounds, electric shower and door enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring inset ceiling spotlights.

To The Front

Entrance light. Driveway providing off road parking for 3-4 vehicles. Gated side pedestrian access to the rear.

To The Rear

Enclose south-west facing garden with private aspect comprising patio area to the immediate rear, areas laid to lawn, pebble borders and raised beds with a variety of plants and shrubs. External tap. All enclosed by fencing.

Garage

17'7 x 7'10 (5.36m x 2.39m)

Electric roller door to the front. Power and lighting. Eaves storage. Wall mounted combi-boiler.



