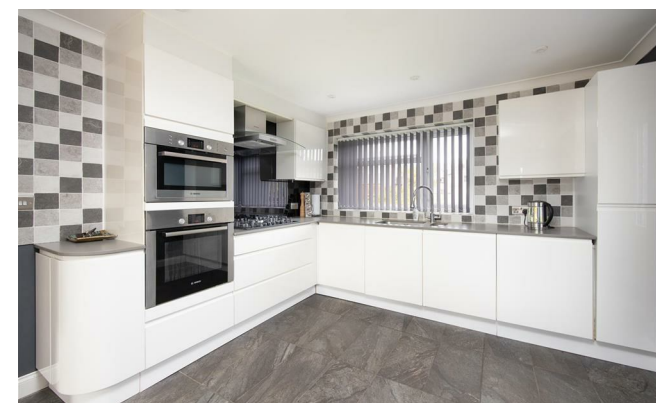




21 Broadmead Trowbridge BA14 9BX

- Well presented four bedroom link detached family home in sought after development
- Living room with patio doors onto garden
- Cloakroom & large five piece family bathroom
- Gas central heating with Ideal combi boiler
- Garage & driveway providing off road parking
- Close to well regarded Walwayne Court school, shop, town centre and train station
- Refitted kitchen/dining room with tri-fold doors onto garden
- UPVC double glazing
- South facing private garden backing onto green space
- Offered for sale with no onward chain

Offers Over £360,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Folding door to utility cupboard with plumbing for washing machine and space for dryer. Coving. Doors off and into: storage cupboard housing gas and electric meter, shelving and space for coats.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with tiled and panelled surrounds comprising wash hand basin and w/c.

Living Room

18'0" x 11'1" (5.50 x 3.40)

UPVC double glazed window to the front. Two radiators. Wood flooring, coving and ceiling roses. Television point. Double glazed sliding patio doors to the rear.

Refitted Kitchen/Dining Room

18'0" x 11'1" (5.50 x 3.40)

UPVC double glazed window to the front. Contemporary vertical radiator. Extensive range of modern, high gloss wall, base, drawer and larder units with soft close doors, tiled splash-backs and composite work surfaces. Inset stainless steel one and a half bowl sink drainer unit with pull-down spray mixer tap and engraved drainer. Built-in high level stainless steel Bosch electric oven and microwave oven. Built-in stainless steel Bosch five-ring gas hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Space for dining table. Tiled flooring, coving and inset ceiling spotlights. Obscured UPVC double glazed door to the side. UPVC double glazed tri-fold doors to the rear.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Access to loft space. Coving. Doors off and into:

Bedroom One

11'5" x 11'1" max (3.5 x 3.4 max)
UPVC double glazed windows to the rear. Radiator. Built-in twin double wardrobes. Coving.

Bedroom Two

11'1" x 8'6" (3.4 x 2.6)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Coving.

Bedroom Three

9'2" x 7'6" (2.80 x 2.30)
UPVC double glazed windows to the front. Radiator. Built-in run of wardrobes. Coving.

Bedroom Four

6'6" x 6'2" (2.0 x 1.90)
UPVC double glazed windows to the rear. Radiator. Coving.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Five piece white suite with tiled surrounds comprising shower cubicle with rain-fall shower over, additional shower attachment and door enclosing, panelled bath with shower mixer tap, pedestal wash hand basin, bidet and w/c. Coving. Door to airing cupboard housing Ideal combi boiler.

EXTERNALLY

To The Front

Path to the front door. Large area laid to lawn and borders with a variety of plants and shrubs. Driveway providing off road parking.

To The Rear

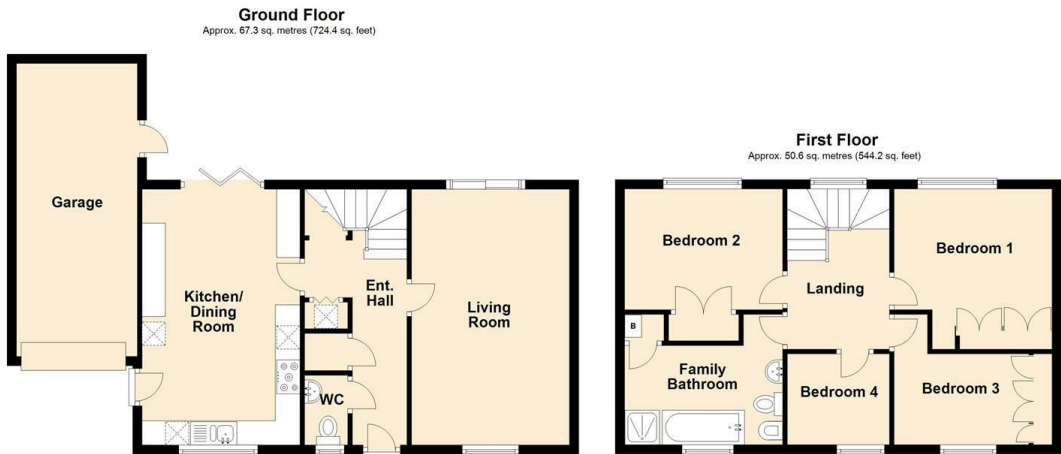
Good sized south facing garden with private aspect backing onto open public green space. Gardens comprise large paved patio area to the immediate rear with raised beds, steps up to area laid to lawn and mixed borders with a variety of plants, trees and shrubs. Garden shed. Outside tap. All enclosed by fencing with gated rear pedestrian access onto public green space.

Garage

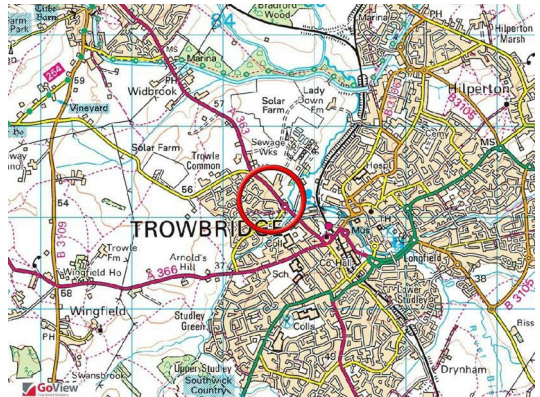
20'8" x 8'6" (6.30 x 2.60)
Up and over door to the front. Power and lighting. UPVC double glazed door to the side.



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



Total area: approx. 117.9 sq. metres (1268.5 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.