



2a Westbury Road

North Bradley Trowbridge BA14 0TW

A deceptively spacious and individually designed four double bedroom detached family home situated on the outskirts of the desirable village of North Bradley. Located within walking distance of village primary school and public house; and within 5 miles of three main line railway stations, with ready access Bristol and London (Paddington 1hr 20mins), also within 20 miles of M4 corridor. Offered for sale with no onward chain, viewing is highly recommended.

Accommodation comprises entrance hall, 24ft living room, 24ft dining/family room, study, kitchen/breakfast room, utility room, shower room, en suite shower room to master bedroom and family bathroom. Benefits include UPVC double glazing, gas central heating, cavity wall insulation, Cable/broadband available, TV points in major rooms, good sized enclosed rear garden with south west facing private aspect, double garage and driveway providing off road parking for several vehicles.

Guide Price £500,000



ACCOMMODATION

Entrance Hall

UPVC double glazed door to the front with obscured double glazed side panel windows. Radiator. Stairs to the first floor with cupboard under. Tiled flooring and dado rail. Smoke alarm. Panelled doors off and into:

Living Room

24'9" x 11'2" (7.54m x 3.4m)
UPVC double glazed windows to the front and rear. Two radiators. Feature fireplace with multi fuel burner inset. Television points and Cable connection. Wood flooring, coving and inset ceiling spotlights. Double panelled doors to the:

Dining/Family Room

23'2" x 10'0" (7.06m x 3.05m)
UPVC double glazed window and French doors to the rear garden. Contemporary vertical radiator and additional radiator. Tiled flooring. Panelled door to the hall. Opening to the:

Kitchen/Breakfast Room

14'4" x 9'10" (4.37 x 3.00)
UPVC double glazed window to the front. Kick space heater. Range of high gloss wall mounted cupboards, base mounted drawer and cupboard units with natural wood work surfaces and splash-backs. Corner sink drainer unit with mixer tap with integral filtered water tap. Range cooker with glass splash-back and extractor over. Integrated dishwasher. Breakfast bar with drawer units & cupboards under and natural wood work top. Space for fridge/freezer. Tiled flooring and inset ceiling spotlights. Archway to the:



Utility Room

9'2" x 6'1" (2.79 x 1.85)

UPVC double glazed window to the side. High gloss base mounted drawer units with natural wood work surface and splash-backs. Plumbing for washing machine. Space for appliance. Tiled flooring. Wall mounted Worcester boiler. Fuse box. UPVC double glazed door to the front. Panelled door to the:

Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite comprising corner shower cubicle with electric shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

Dado rail. Access to part boarded loft space with ladder. Panelled doors off and into: airing cupboard.

Bedroom One

16'9" x 12'5" (5.11m x 3.78m)

UPVC double glazed window to the front. Radiator. Coving. Panelled door to storage cupboard. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Built-in cupboards and drawers with granite effect work tops, wash hand basin inset and w/c with enclosed cistern and dual push flush. Large walk-in shower enclosure with multi feature power-shower over and screen enclosing. Wet-room panelling throughout, sealed wet-room flooring and inset ceiling spotlights.

Bedroom Two

14'1" x 10'0" (4.29 x 3.05)

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

Bedroom Three

11'10" x 9'3" (3.61 x 2.82)

UPVC double glazed window to the rear. Radiator. Open built-in double wardrobe. Coving.

Bedroom Four

12'1" x 9'2" (3.68 x 2.79)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Tiled flooring. Extractor fan.

EXTERNALLY

To The Front

Tarmac driveway providing parking for several vehicles. Gravel borders with a variety of plants and shrubs. Lighting. Gate leading to the side and rear. Enclosed by fencing and hedges.

To The Rear

Enclosed south-west facing garden with private aspect comprising large paved patio area to the immediate rear, area laid to lawn and gravel borders with a variety of plants and shrubs. Sun awning. Gravel area to the side with bin storage area, shed and tap. Additional shed. All enclosed by fencing.

Double Garage

18'0" x 15'6" (5.49 x 4.72)

Up and over door to the front. Power and lighting. Eaves storage. Personal door to the side.



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



Total area: approx. 191.7 sq. metres (2063.2 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.

