

TOWN & COUNTRY
ESTATES



6 Chantry Gardens, Southwick, Wiltshire, BA14 9QP

Offers In Excess Of £290,000

LOCATION

Southwick is a popular Village on the edge of Trowbridge, with this home located on the North Bradley side. Local facilities include a Primary School, Village hall with recreational field, a variety of shops, a pub/restaurant and regular bus services into the town centre of Trowbridge, which is roughly 2 miles away. Southwick also has the superb Southwick Country Park, roughly 152 acres of countryside, providing walks and other facilities.

Trowbridge itself has benefitted from significant expansion over the last few years and offers a good range of Schooling for all ages, shopping, restaurants and leisure facilities including a multiplex cinema and sports center. With good connections, the railway station provides regular services to Salisbury and Southampton to the South and Bristol and Bath to the North West.

DECRPTION

A well presented four bedroom family home in a sought after Village of Southwick
On the ground floor you will find an entrance porch, living room, a fabulous kitchen/diner/family room, utility room, and a shower/cloakroom. The first floor has four good size bedrooms, ensuite shower room and family bathroom. Externally there is an enclosed rear garden, parking for several cars and garage.

PORCH

The property is entered via a UPVC double glazed door into the porch, The porch has Obscured UPVC windows, wood effect flooring, a coat and shoe storage cupboard and wooden glazed door leading to the living room.

LIVING ROOM

17'4" x 14'1"

The spacious living room has a UPVC double glazed window to front, two radiators, wood effect flooring, stairs to the first floor with storage under and an entrance to the kitchen/diner/family room.

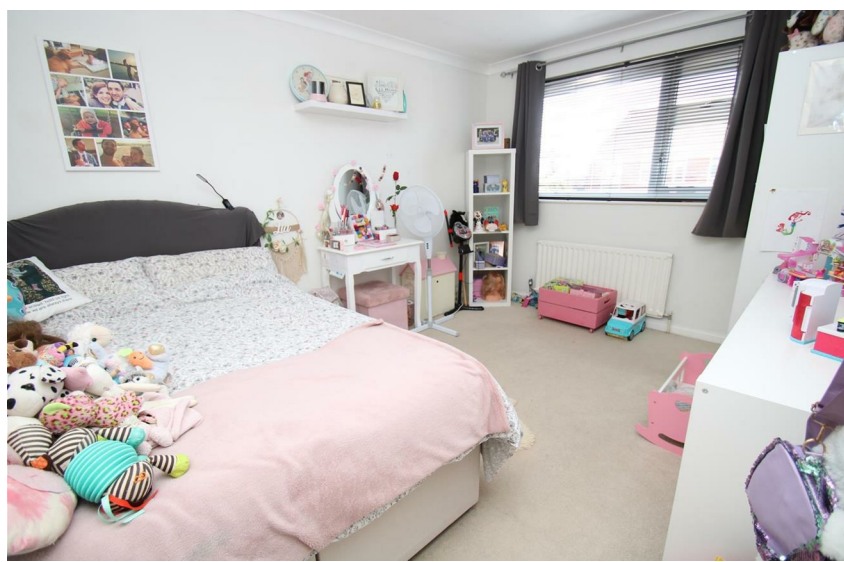
KITCHEN/DINER/FAMILY ROOM

16'4" x 18'8"

This beautiful and useful addition to the home is the perfect space for entertaining, dining and spending time as a family. There are UPVC double glazed windows to the rear, UPVC double glazed French doors leading to the rear garden, three radiators, tiled flooring to the kitchen area which has a matching range of wall base and drawer units with solid wooden worktops, an under counter stainless steel sink with chrome mixer tap, electric double oven, electric inset hob with extractor over, space for dishwasher and space for fridge/freezer. The remainder of the room has wood effect flooring and a door leading to the utility room.

UTILITY

The utility room has an obscure UPVC double glazed door to the rear, radiator, wall and base units with stainless steel sink, plumbing for washing machine, internal door to garage and door to the shower room.



DOWNSTAIRS SHOWER ROOM

The ground floor shower room has a UPVC double glazed window, radiator, close coupled W.C, wall mounted wash hand basin and an enclosed shower.

FIRST FLOOR LANDING

The first floor landing has access to the original loft area which is boarded with a light and ladder, doors to bedrooms four and two, door to family bathroom, hall to extend part of the property containing two further bedroom.

BEDROOM FOUR

8'10" x 7'6"

The fourth bedroom has a UPVC double glazed window and radiator.

BEDROOM TWO

10'5" x 12'5"

Bedroom two is a good size double room and has a UPVC double glazed window to the front and radiator.

FAMILY BATHROOM

The family bathroom has an obscured UPVC double glazed window to the rear, radiator, a shower bath with the shower fed from a chrome mixer tap and W.C and wash hand basin inset into a vanity unit.

BEDROOM THREE

10'5" x 8'10"

Bedroom three is also a double room and has a UPVC double glazed window and radiator.

BEDROOM ONE

7'10" x 18'4"

Bedroom one has a UPVC double glazed window to the front, dressing room area, loft access and door to Ensuite.

ENSUITE

The Ensuite has an obscured UPVC double glazed window, chrome heated towel rail, an enclosed main fed shower, close coupled W.C, a wash hand basin inset into vanity unit, extractor fan, inset ceiling spot lights and tiled flooring.

EXTERIOR

REAR GARDEN

The rear garden is fully enclosed with wood panel fencing with rear gated access, raised flower beds, patio, raised decked seating area, lawn and external door to the utility.

FRONT

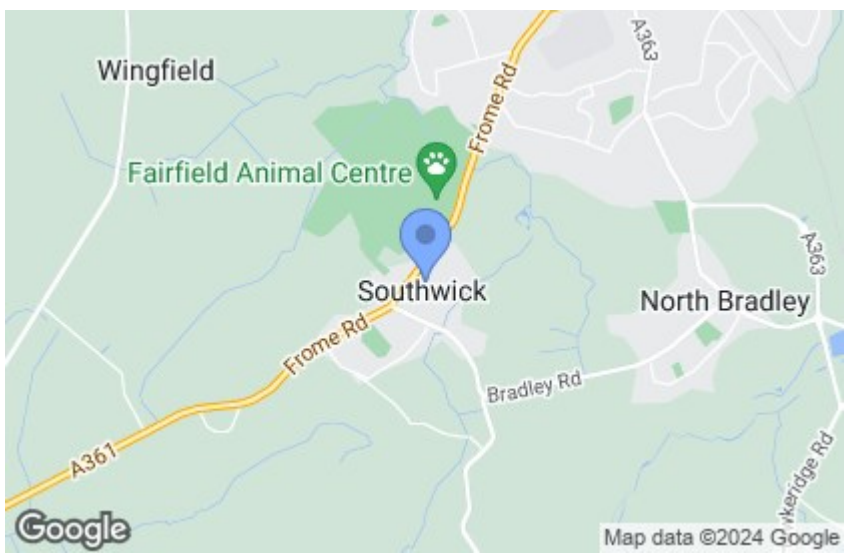
To the front of the property there is a gravel driveway providing parking for two/three cars and front entrance to the garage.

GARAGE

The garage has, power, light and an electric roller door to the front.

ADDITIONAL INFORMATION

Council Tax Band C



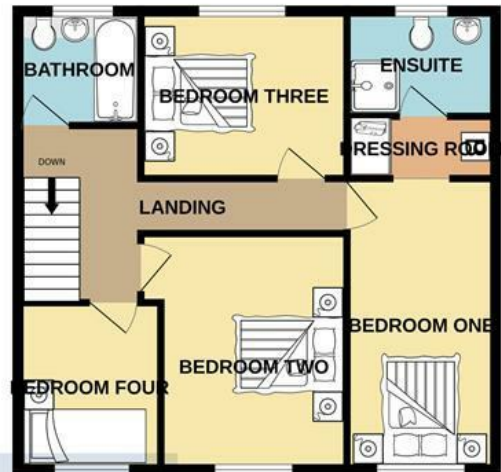




GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.

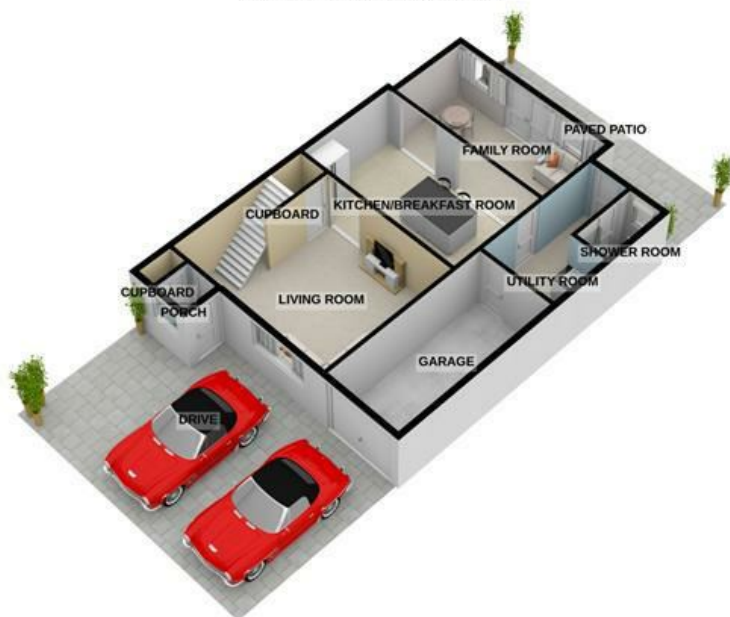


TOWN & COUNTRY
ESTATES
SALES & MORTGAGES & LETTINGS

TOTAL FLOOR AREA: 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2023

