

TOWN & COUNTRY
ESTATES



17 Barnack Close, Broadmead, Trowbridge, Wiltshire, BA14 9DB

Guide Price £250,000

LOCATION

Tucked away at the head of a small cul-de-sac, Broadmead is a sought after location, on the Bath side of Trowbridge. This three bedroom semi-detached property is conveniently situated within walking distance of local amenities, Tesco Express, chip shop, pharmacy, the well regarded Walwayne Court Primary School, secondary Schools, bus routes and train station - providing direct links to Bath, Bristol and beyond.

Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

DESCRIPTION

NO ONWARD CHAIN - Situated in a quiet cul-de-sac within the ever popular Broadmead development, this three bedroom semi-detached home has enjoyed a ground floor extension, to provide a larger kitchen and additional living space.

The accommodation offers an entrance hall, lounge, dining/family room, two double bedrooms, a single bedroom and bathroom.

Further benefits include Upvc double glazing, gas central heating, garage, driveway parking and an enclosed rear garden.

ENTRANCE HALL

You enter the property through a Upvc door into the entrance hall. There is a Upvc double glazed window to the front, stairs to the first floor and doors to the lounge and a useful storage cupboard.

LOUNGE

The lounge offers a large Upvc double glazed window to the front overlooking the cul-de-sac, there is a gas fire with feature surround, a radiator and a door through to the dining/family room.

DINING/FAMILY ROOM

The dining/family room provides an excellent extended and versatile reception space, which is currently being used as a work from home area and a snug. There is a radiator and Upvc sliding doors offering access to the rear garden and a door into the kitchen.

KITCHEN

The kitchen has Upvc double glazed windows to the rear and side, a range of matching wall and base units complimented with rolled top work surfaces, a chrome sink with mixer tap, space for a free-standing electric cooker, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge freezer and a Upvc double glazed door opening to the enclosed rear garden.

FIRST FLOOR LANDING

With a Upvc double glazed window to the side, access to the loft and doors to the three bedrooms and bathroom.



BEDROOM ONE

The main bedroom has a large Upvc double glazed window to the front, a radiator and ample space for storage options.

BEDROOM TWO

Bedroom two has a Upvc double glazed window to the rear, a radiator and a built in wardrobe.

BEDROOM THREE

The third bedroom has a Upvc double glazed window to the front, a radiator and a half sized built in wardrobe.

BATHROOM

There is an obscure Upvc double glazed window to the rear, a paneled bath accompanied by a Triton electric shower and a glazed shower screen, a vanity unit with storage an inset close coupled WC and a wash basin with chrome mixer tap, a towel rail, attractive tiled floor and walls and a radiator.

EXTERIOR

FRONT

The front of the property is laid to lawn with a large driveway to the side, offering comfortable tandem parking for two cars. At the rear of the driveway is the garage.

REAR

The enclosed rear garden is initially laid to patio with lawn area following that, there is second patio entertaining area to the rear providing space for garden furniture. There is access to the garage through a UPVC double glazed door and is offered privacy by greenery to the rear.

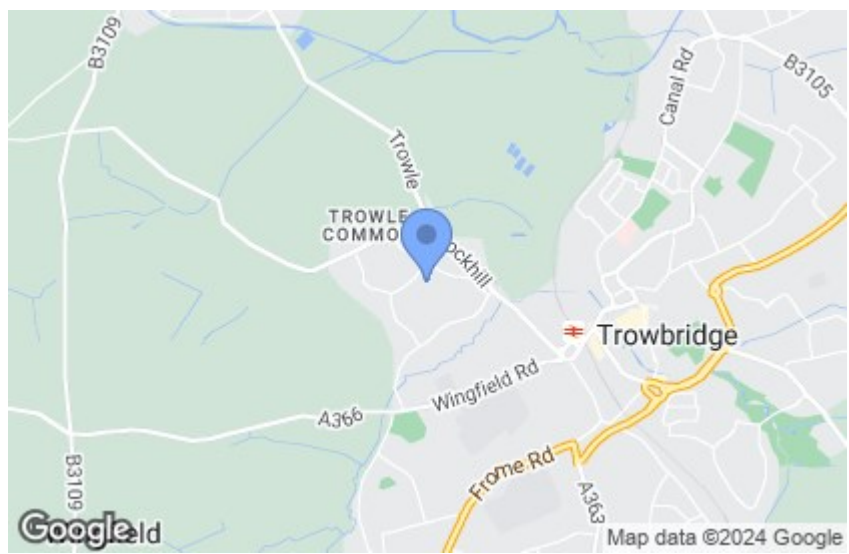
GARAGE

With windows, door to the garden and up and over door to the front.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C

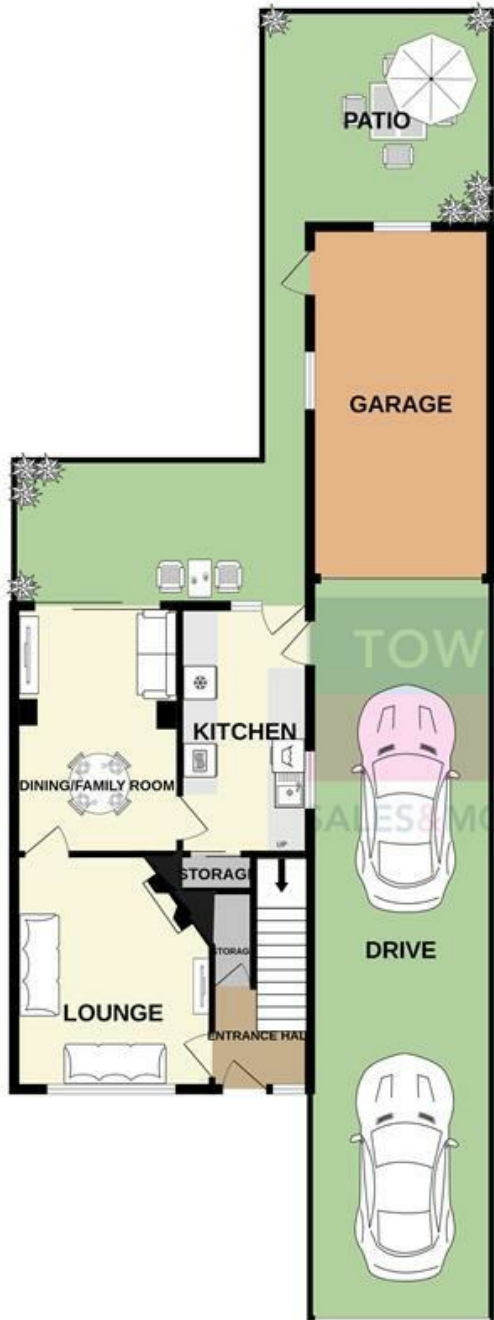
EPC - C







GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1039 sq.ft. (96.6 sq.m.) approx.

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