

TOWN & COUNTRY

ESTATES



Bradford Road, Rode, Somerset BA11 6PR

£575,000

LOCATION

This substantial bungalow is nestled on the outskirts of the charming village of Rode, a picturesque Village known for its historic stone cottages and lush countryside. Residents enjoy a close-knit community with local amenities such as two popular traditional pubs, a Village shop/post office with café, a well regarded Primary School and vibrant community hall, hosting various events, This property, situated on the Village's edge, with farmland views to the front and rear, offering a unique opportunity to experience Village living, while still being within easy reach of larger towns such as Trowbridge, Frome and beyond.

For those looking to commute, Bath and Bristol are both within easy reach and the mainline train station at Westbury has direct links to London Paddington.

DESCRIPTION

Situated on the edge of the charming and sought after Village of Rode, enjoying far reaching countryside views, this deceptively spacious three bedroom detached bungalow certainly has much to offer. From the plentiful off road parking and detached garage, to wonderfully well kept grounds, this home keeps on giving outside too and really is a true gardeners dream. The accommodation offers spacious and flexible living space with two large reception rooms, a study, a hobby room and a modern kitchen. The addition of the spacious conservatory provides a bright and airy space to enjoy the rear garden. The three bedrooms include a master with an en-suite, a further double room, a single bedroom and family bathroom. An internal viewing is highly recommended to appreciate all this home offers.

ENTRANCE HALL

The large entrance hall has wood effect flooring, a radiator and doors to access the study room and the hobby room. French doors open into the hallway.

STUDY

6'6" x 5'6"

There is a Upvc double glazed window to the front and a radiator.

HOBBY ROOM

6'6" x 5'6"

There is a Upvc double glazed window to the front.

HALLWAY

The carpeted hallway has a radiator and provides access to all internal rooms, there is also access to the loft space which is fully boarded with a built in loft ladder. A useful walk in storage cupboard houses a wall mounted Worcester gas boiler.

LOUNGE

17'8" x 15'5"

The dual aspect lounge benefits from Upvc double glazed windows to the front and side, there is a feature fireplace, two radiators and exposed wooden beams. Double doors open through to the dining room.

DINING ROOM

14'5" max x 10'9" max

There is a Upvc double glazed window to the side, a radiator, a door to the kitchen and sliding patio doors leading to the conservatory.



KITCHEN

11'1" x 9'10"

With a Upvc double glazed window overlooking the rear garden, the kitchen has a range of modern matching wall and base units, worksurfaces with tiled splash backs, inset 1 1/2 bowl sink unit with mixer tap, a built in electric oven and grill, an inset four-ring gas hob with an extractor and light over, an integrated dishwasher and washing machine, integrated fridge and doors to the dining room and conservatory.

CONSERVATORY

16'8" x 9'10"

The Upvc double glazed conservatory has a dwarf brick wall, tiled flooring, two radiators and Upvc French door that opens into the garden.

BEDROOM ONE

14'9" x 14'1" max

Bedroom one has a Upvc double glazed window to the front, built in bedroom storage and a radiator. A door opens to the ensuite.

EN-SUITE

There is an obscure window, a shower enclosure with electric shower, low level W.C, pedestal wash basin, radiator, tiled splash backs and a wall mounted electric heater.

BEDROOM TWO

11'5" x 10'5"

There is a Upvc double glazed window to the rear, built in bedroom furniture and a radiator.

BEDROOM THREE

9'10" x 7'6"

Bedroom three has a Upvc double glazed window to the rear and a radiator.

BATHROOM

There is an obscure Upvc double glazed window to the rear, a paneled bath with mains shower attachment, low level W.C, pedestal wash basin radiator and and airing cupboard.

EXTERIOR

FRONT

The property boasts a large and extremely well maintained gardens, which really are a credit to the current owner. Featuring sections of lawn, well-tended planted borders with mature shrubs and trees. There is a gravel path leading to the front door and a spacious gravel driveway with parking for four vehicles, which extends in front of the garage. A double gate allows entry to the driveway and a separate gate allows access to the gravel path.

REAR GARDEN

Overlooking farmland to the rear, the fantastic rear garden offers a generous lawn area surrounded by well stocked planted borders, a patio for seating/entertaining, mature shrubs and trees, two greenhouses, a garden shed, feature pond and outside tap. Gated access leads to the front of the property.

ADDITIONAL INFORMATION

EPC -

Council Tax Band - F







GROUND FLOOR
1714 sq.ft. (159.3 sq.m.) approx.

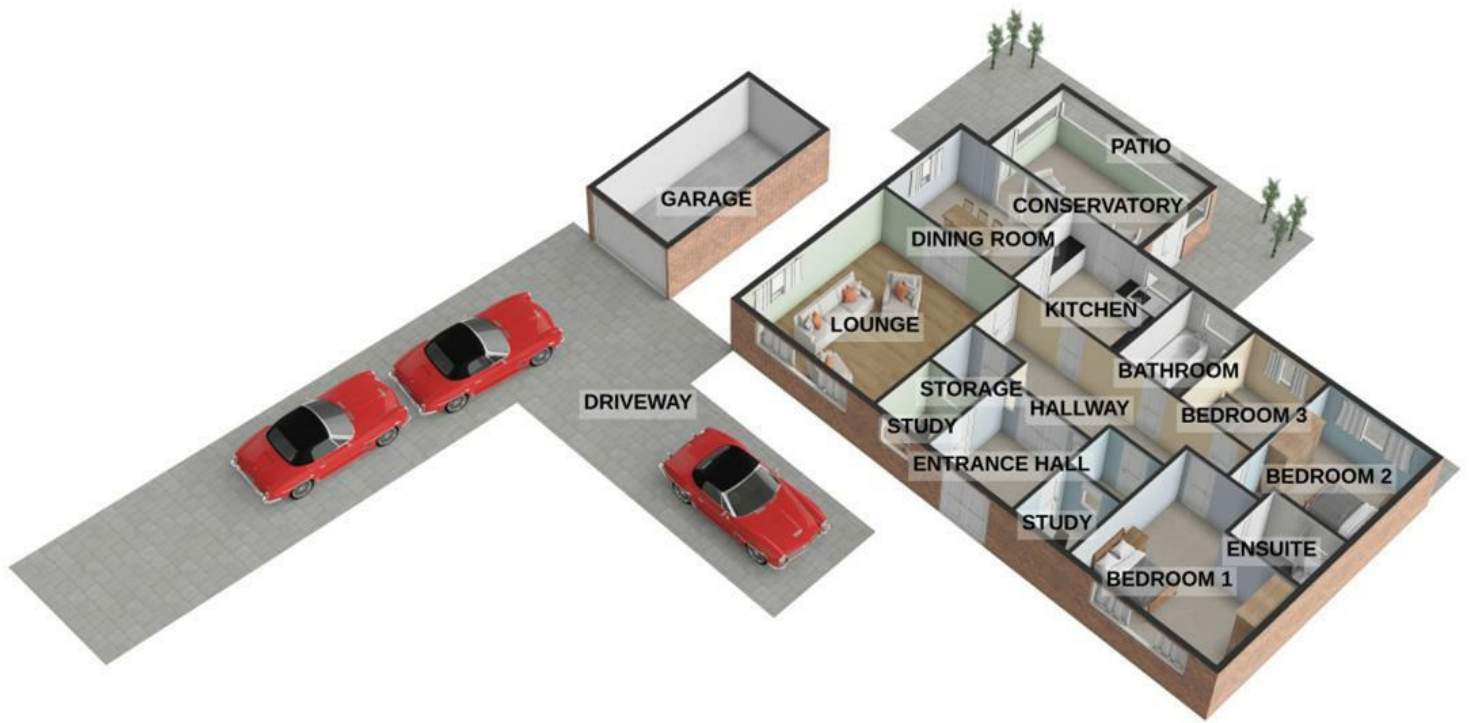


TOTAL FLOOR AREA : 1714 sq.ft. (159.3 sq.m.) approx.

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.

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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.

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