

TOWN & COUNTRY
ESTATES



Ketton Close, Broadmead, Trowbridge, Wiltshire BA14 9DQ

Guide Price £475,000

LOCATION

Located on the sought after Broadmead Development, on the Bath side of Trowbridge, the property is situated within walking distance of local amenities, the well regarded Walwayne Court primary school, all of the towns 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

Set within a small cul-de-sac of similar large homes, this fantastic four bedroom detached residence offers substantial family living accommodation. The ground floor comprises a welcoming entrance hall, a triple aspect living room, dining room, study, modern kitchen, an impressive family room with bi-folding doors to two aspects, cloakroom toilet and utility room. The first floor has four double bedrooms and the bathroom.

Further benefits include gas central heating, Upvc double glazing, garage and a large, private and enclosed rear garden.

COVERED PORCH

With outside light and door to the entrance hall

ENTRANCE HALL

You enter the property through a Upvc entrance door with obscure glazed panels to either side. There is wood effect flooring, radiator, thermostat heating controls, stairs to the first floor, a glazed door to the kitchen and doors to the living room, dining room, study and under stairs cupboard.

LIVING ROOM

22'7" into bay x 11'5"

The good size, triple aspect living room has Upvc double glazed windows to the front and side, as well as Upvc double glazed sliding doors to the rear garden. The room also benefits a log burning stove with tiled hearth, two radiators and a TV point.

DINING ROOM

10'9" x 9'10"

This versatile reception room has a Upvc double glazed window to the front, wood effect flooring and a radiator.

STUDY

7'2" x 6'6"

This excellent space to work from home has a Upvc double glazed window overlooking the rear garden, wood effect flooring and radiator.

KITCHEN

13'5" x 10'9"

There is a Upvc double glazed window to the rear, the modern kitchen has a range of matching units with wooden square edge worksurfaces and brick effect tiled splash backs, an inset basin and chrome mixer tap with pull out rinser, space for a range style cooker with stainless steel extractor and light over, plumbing for a dishwasher, space for an American style fridge/freezer, a pantry cupboard, inset ceiling spotlights, wood effect flooring and an opening to the inner hall.

INNER HALL

With inset ceiling spotlights, ceramic tiled flooring, radiator, an opening to the family room and doors to the utility room, cloakroom toilet and garage.

FAMILY ROOM

13'1" x 11'9"

The fantastic family room was a welcome addition in and is the ideal place to enjoy the rear garden in the summer with the bi-folding doors opening to two aspects, bringing the outside in and creating a fantastic space for summer entertaining. There is ceramic tiled flooring and inset ceiling spotlights.



UTILITY ROOM

There is a Upvc double glazed door to the side garden, matching base and wall units with inset sink, chrome mixer tap and tiled splash backs, plumbing for a washing machine, space for an under counter fridge and ceramic tiled flooring.

CLOAKROOM TOILET

There is an obscure Upvc double glazed window to the front, dual flush WC, a vanity storage cupboard with inset basin and chrome mixer tap, heated towel rail, ceramic tiled flooring and inset ceiling spotlights.

FIRST FLOOR LANDING

A Upvc double glazed window to the front floods the landing with natural light. There is access to the loft and doors to four double bedrooms and family bathroom.

BEDROOM ONE

11'5" x 10'9"

There is a Upvc double glazed window to the front, built in double wardrobe with mirrored sliding doors, wood effect flooring and a radiator.

BEDROOM TWO

13'1" max x 10'9" max

The dual aspect second bedroom has Upvc double glazed windows to the rear and side, wood effect flooring and a radiator.

BEDROOM THREE

10'9" x 10'2"

Bedroom three has a Upvc double glazed window to the front, wood effect flooring and a radiator.

BEDROOM FOUR

11'5" x 8'10"

The fourth double bedroom has a Upvc double glazed window to the front, radiator and wood effect flooring.

BATHROOM

The modern bathroom has a Upvc double glazed window to the rear, a 'P' shape panelled bath with chrome mixer tap, a wall mounted mains shower with hand attachment and glazed screen, a built in vanity unit with inset basin, chrome mixer tap and low level WC, chrome heated towel rail and ceramic tiled flooring.

EXTERIOR

FRONT

The front of the property has a well kept lawn, driveway parking for at least three cars, gated access to the rear garden, outside light and path to the front door.

REAR GARDEN

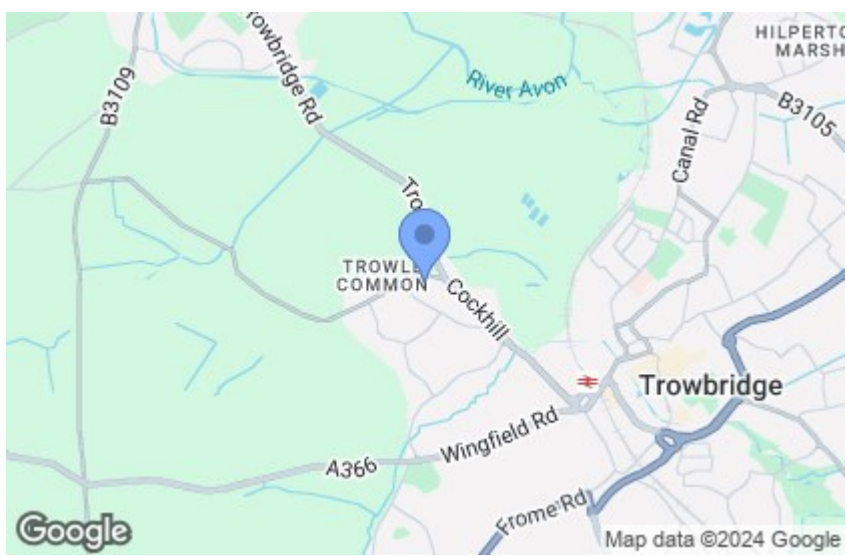
The private and secluded rear garden has a large decked entertaining area with space for a hot tub, a well kept lawn edged with attractive planted borders, offering a range of trees, plants and shrubs, an outside light, outside light, external power socket and a gravelled side area with a shed and gate to the front drive.

GARAGE

The garage has an up and over door to the front, two windows to the side, power, light and a door to the internal hall.

ADDITIONAL INFORMATION

Council Tax Band - E

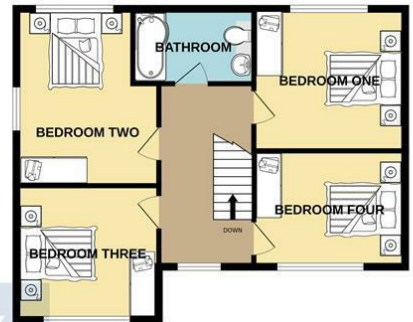






GROUND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1777 sq.ft. (165.1 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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