

TOWN & COUNTRY
ESTATES



Cranmore Close, Broadmead, Trowbridge, Wiltshire

Guide Price £370,000

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

A very well presented four bedroom detached home, nestled within a quiet cul-de-sac, in the sought after Broadmead development, on the Bath side of Trowbridge. On the cusp of local amenities (including a Tesco Express & Pharmacy), bus routes and the well regarded Walwayne Court Primary School but also within easy reach of Secondary Schools, town centre and train station, its easy to see why this area is such a favourite for families.

The very well presented property offers an entrance hall, stylishly presented dual aspect living room, a good size kitchen/dining room, cloakroom toilet, four bedrooms and a refitted bathroom.

Further notable features include replaced uPVC double glazing, fascia's, soffits and guttering in a modern anthracite grey, giving the home a very contemporary aesthetic; a landscaped, low maintenance rear garden with a southerly aspect; garage; plentiful driveway parking and planning consent for a rear extension (planning application number PL/2023/03089).

ENTRANCE HALL

You enter through a composite entrance door into the entrance hall with engineered Oak flooring, thermostat heating controls, inset ceiling spotlights, stairs to the first floor with storage beneath, Oak doors to the lounge, cloakroom and cupboard, along with with a glazed Oak door to the kitchen/dining room.

LOUNGE

18'4" x 11'1"

The dual aspect lounge has a large feature uPVC glazed window to the front and a uPVC double glazed window to the side, TV point, LVT flooring, two radiators and inset ceiling spotlights.

KITCHEN/DINING ROOM

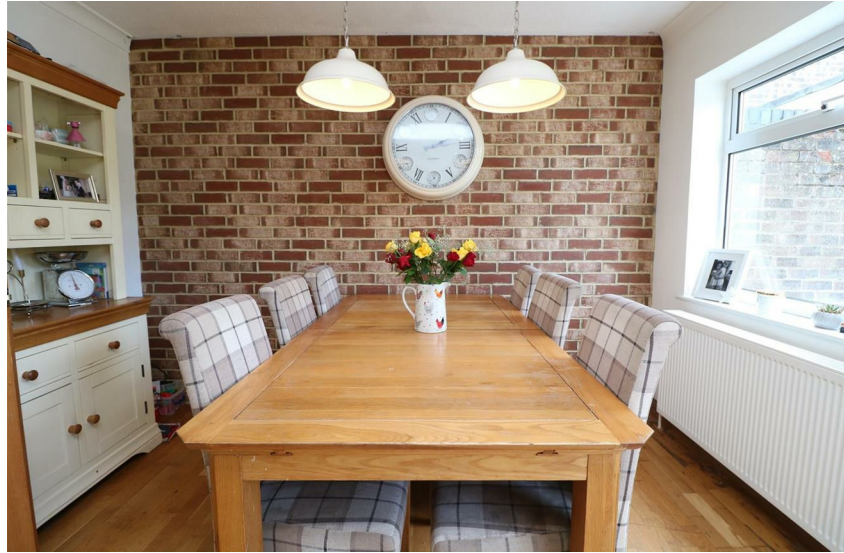
18'4" x 11'1"

The good size kitchen/dining room has two uPVC double glazed windows to the rear, a range of matching base and wall units with rolled top worksurfaces, an inset ceramic sink with mixer tap and brick effect tiled splash backs, space for a range style oven with chimney style extractor and light over, plumbing for a washing machine, space for a fridge/freezer, radiator, inset ceiling spotlights, engineered Oak flooring and a uPVC double glazed door to the rear garden.

The current owners had been looking to extend the home and have planning consent (planning application number PL/2023/03089) to extend from the kitchen/dining room, which is why the windows and doors were not changed in this room, along with the rest of the house.

CLOAKROOM TOILET

There is an obscure uPVC double glazed window to the side, a dual flush WC, vanity unit with storage inset sink and chrome mixer tap, heated towel rail, engineered Oak flooring and inset ceiling spotlights.



FIRST FLOOR LANDING

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

BEDROOM ONE

11'1" x 9'2" to wardrobe

The largest of the four bedrooms has a uPVC double glazed window to the front, a feature panelled wall, a built in wardrobe with mirrored sliding doors, LVT flooring, decorative radiator and inset ceiling spotlights.

BEDROOM TWO

11'1" x 8'10"

There is a uPVC double glazed window to the rear, a built in wardrobe, LVT flooring, decorative radiator and inset ceiling spotlights.

BEDROOM THREE

14'1" x 7'10"

The third double bedroom has a uPVC double glazed window to the rear, a built in wardrobe, decorative radiator, LVT flooring and inset ceiling spotlights.

BEDROOM FOUR

11'1" x 6'6"

There is a uPVC double glazed window to the front, LVT flooring, decorative radiator and inset ceiling spotlights.

BATHROOM

The modern bathroom has an obscure uPVC double glazed window to the side, a paneled bath with glazed screen and chrome mixer tap with shower attachment, pedestal basin with chrome mixer tap, dual flush WC, attractive brick effect tiled splashbacks, inset ceiling spotlights and a heated towel rail.

EXTERIOR

FRONT

To the front of the property there is a lawn, gravelled path, outside light and drive providing off road parking for three vehicles.

REAR GARDEN

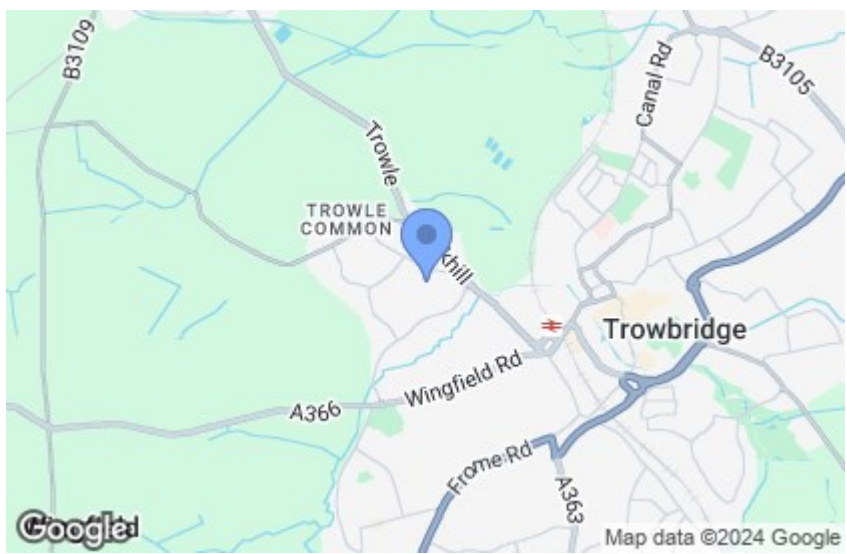
The enclosed, landscaped rear garden has a very private feel. A recently laid paved patio provides a great area for entertaining, with a further gravelled area to the rear of the garage, ideal for a bistro table and chairs. A low maintenance artificial lawn is edged by railway sleepers, with attractive planted and gravelled borders. A door leads to the garage.

GARAGE

With double doors opening to the front, window to the rear, power, light and a side door to the garden.

ADDITIONAL INFORMATION

Council Tax Band - D

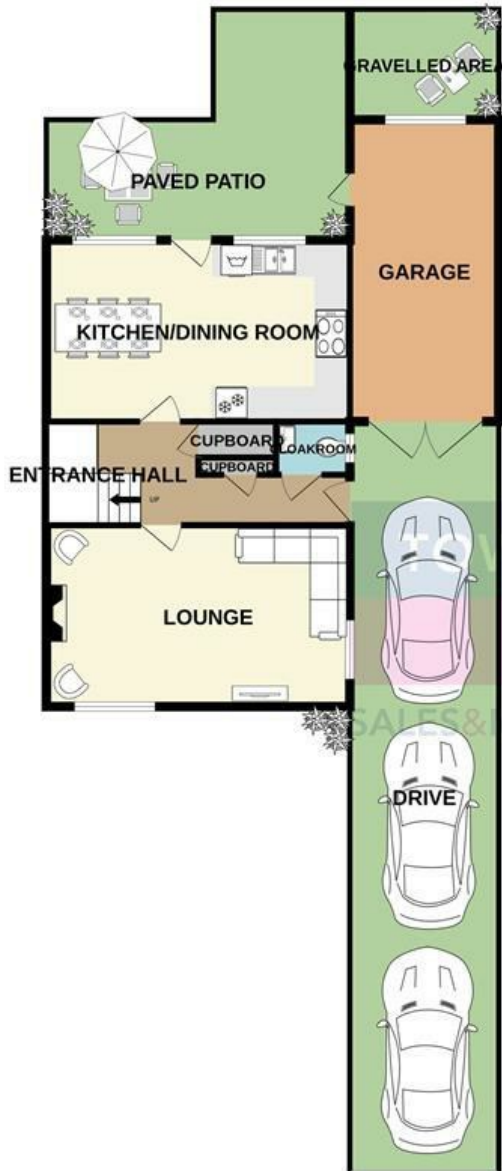






GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.

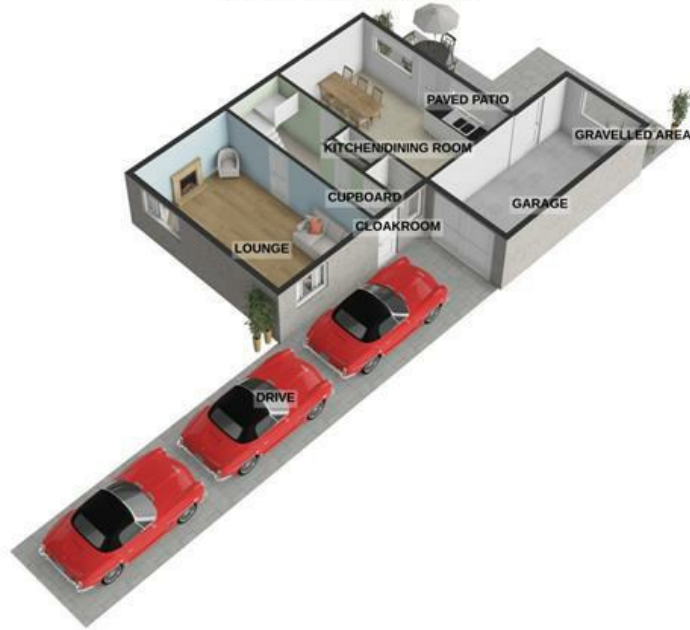


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TOTAL FLOOR AREA: 1247 sq.ft. (115.8 sq.m.) approx.

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.
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