

TOWN & COUNTRY
ESTATES



College Gardens, North Bradley, Wiltshire BA14 0SL

Guide Price £317,500

LOCATION

The desirable Village of North Bradley is located between Trowbridge and Westbury. There is a 12th Century Church, a very well regarded Primary School and pre-School, a Village hall for the community which has a park and a large recreation field. North Bradley is surrounded by lots of country side leading through fields to Southwick. The neighbouring Wiltshire county town of Trowbridge offers busy town centre shopping, cinema complex with restaurants and a train station, with direct links to Bath, Bristol and beyond.

DESCRIPTION

Set within a small cul-de-sac within the desirable North Bradley, this modern four bedroom semi-detached family home approaches the market in great order. Stand out features of this fantastic property must be the kitchen/dining room, bathroom, a private rear outlook across the recreation field and walking distance to the highly regarded Village Primary & Pre-School. The ground floor comprises a porch, an entrance hall, lounge, kitchen/dining room, conservatory, utility room and cloakroom toilet. On the first floor, three double bedrooms, a good size single bedroom and bathroom. Further benefits include Upvc double glazing, gas central heating, an enclosed rear garden and driveway parking.

PORCH

The property is entered through a composite front door into the entrance porch. The porch has marble effect tiled flooring, two UPVC double glazed windows and an obscure glazed door to the entrance hall.

ENTRANCE HALL

The entrance hall has marble effect tiled flooring, a radiator and doors to the lounge, kitchen/diner and newly carpeted stairs to the first floor, with storage under.

LOUNGE

12'9" x 11'9"

There is a large Upvc double glazed window to the front, a feature fireplace with log burning stove, floating wooden shelf and tiled hearth, TV point, radiator and glazed French doors leading through to the kitchen/dining room.

KITCHEN/DINING ROOM

19'4" x 10'9" (max)

The fantastic kitchen/dining room is the hub of this family home. There is a Upvc double glazed window to the rear, a range of matching base and wall units with wooden worksurfaces, matching upstands, an inset 1 1/2 bowl sink with chrome mixer tap, draining groves cut into the worksurface and brick effect tiled splash backs, a built in high level electric oven, inset ceramic hob with a modern extractor and light over, an integrated dishwasher, radiator, inset ceiling spotlights, marble effect tiled flooring, an archway to the utility room and sliding patio doors to the conservatory.

UTILITY ROOM

The useful utility room has a UPVC double glazed window to the side, plumbing for a washing machine, space for tumble dryer, thermostat heating controls, radiator, an American style fridge/freezer (included in the sale), inset ceiling spotlights, marble effect tiled flooring, a Upvc door to the rear garden and doors to the garage and cloakroom toilet.



CLOAKROOM

There is an obscured UPVC double glazed window to the rear, marble effect tiled flooring, a close coupled W.C, wall mounted wash hand basin with chrome mixer tap, chrome heated towel rail, inset ceiling spotlights and tiled splash backs complimented by part wood panelled walls.

CONSERVATORY

17'8" x 9'6"

With Upvc double glazed windows to all aspects, a radiator, power, light, wood effect flooring and Upvc double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING

On the recently recarpeted first floor landing there is a Upvc double glazed window to the side, access to the boarded loft space and doors to all four recently recarpeted bedrooms, the bathroom and airing cupboard.

MASTER BEDROOM

11'5" x 10'5" (max0'0"

The master bedroom has a Upvc double glazed window to the front and a radiator.

BEDROOM TWO

12'1" x 8'10"

The second bedroom has a Upvc double glazed window to the rear with views across the Village recreation field, a built in wardrobe, inset ceiling spotlights and a radiator.

BEDROOM THREE

11'5" x 7'2"

The third double bedroom has Upvc double glazed window to the rear overlooking the recreation field, a hatch to the second loft space and a radiator.

BEDROOM FOUR

8'10" x 8'6"

This good size single bedroom has a UPVC double glazed window to the front, built in storage and a radiator.

BATHROOM

Another stand out feature of this lovely home is the modern bathroom, fully tiled from floor to ceiling, there is an obscure Upvc double glazed window to the rear, a panelled bath with mains shower over, rainfall effect shower head, separate hand shower attachment and glazed screen, a pedestal wash hand basin, a close coupled WC, a chrome heated towel rail and inset ceiling spotlights.

EXTERIOR

FRONT

To the front of the property there is a lawn, gated side access and a driveway that can comfortably accommodate off road parking for two vehicles.

REAR GARDEN

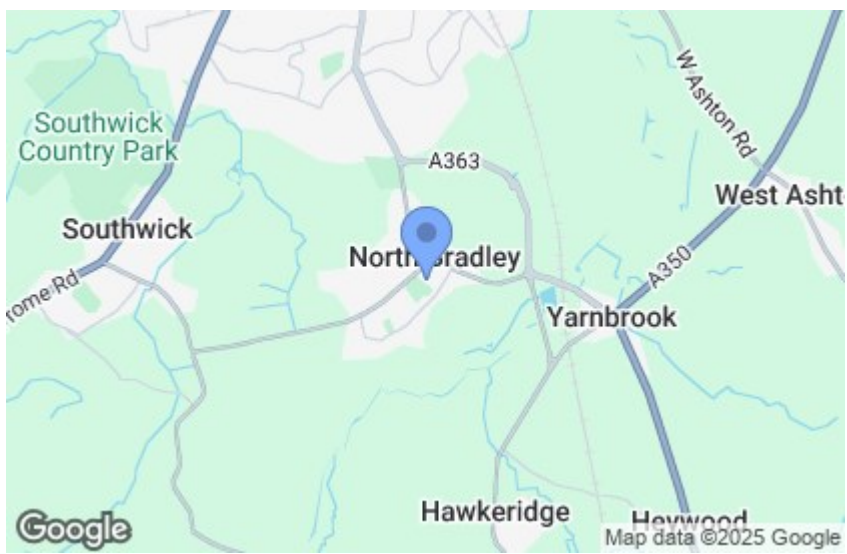
The rear garden is enclosed by wood panel fences and offers a decked seating area with external power socket, lawn, paved patio, shed, outside tap and gated side access to the front.

GARAGE

There is an electric roller door to the front, power, light and a wall mounted Ideal Logic boiler.

ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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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