

TOWN&COUNTRY
ESTATES



Chilmark Road, Broadmead, Trowbridge, Wiltshire BA14

Offers Over £325,000

LOCATION

Broadmead is a sought after residential development, on the Bradford-on-Avon/Bath side of Trowbridge. This particular home is situated adjacent to open green space, within easy reach of the well regarded Walwayne Court Primary School, bus routes, Tesco Express, chip shop, pharmacy and popular pub.

Secondary Schools, Trowbridge town centre and train station are close by, making this area popular with families and commuters alike.

DESCRIPTION

Found in the heart of the ever popular Broadmead development, this extended and deceptively spacious property would benefit from some modernisation but offers huge potential! With good size living accommodation and up to five bedrooms, this would make the ideal family home. The ground floor comprises an entrance porch, entrance hall, lounge/dining room, large sun room, kitchen, rear hall with cloakroom toilet and a good size utility/workshop. On the first floor, bedroom one has an ensuite shower room and a dressing room/study or potential fifth bedroom, there are two additional double rooms, a single bedroom and family bathroom.

Further benefits include gas central heating (with a new boiler in December 2021), uPVC double glazing, solar panels owned by the property, a low maintenance rear garden, garage and driveway parking. An internal viewing is highly recommended to appreciate the space and potential of this home.

ENTRANCE PORCH

You enter through a uPVC obscure glazed entrance door, there is an obscure uPVC double glazed window to the front, tiled flooring and an obscure glazed door to the entrance hall.

ENTRANCE HALL

The entrance hall has a radiator and doors to the lounge/dining room, kitchen, stairs and under stairs cupboard.

LOUNGE/DINING ROOM

21'7" max x 12'9" max

This bright and airing dual aspect room has a large uPVC double glazed window to the front and double glazed sliding doors to the Sun Room. There is a built-in fireplace with inset gas fire, a radiator and TV point.

SUN ROOM

20'4" max x 13'1" max

Another big benefit to the home is the spacious sun room, with uPVC double glazed windows to three aspects, telephone point and uPVC double glazed French doors opening to the rear garden.

KITCHEN

11'1" max x 9'6" max

The kitchen has a uPVC double glazed window to the rear, a range of matching base and wall units, 1 1/2 bowl sink with chrome mixer tap, a built in high level oven and grill, inset gas hob with extractor over, integrated dishwasher, tiled flooring and a door to the rear hall.

REAR HALL

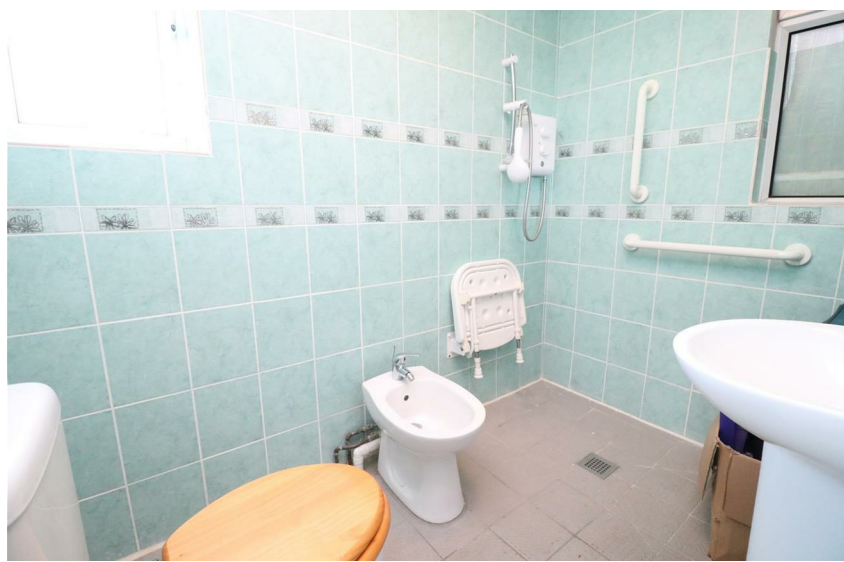
With a uPVC double glazed window to the rear, radiator, space for a fridge/freezer, an obscure glazed door to the utility room/workshop and doors to the garage and cloakroom.

CLOAKROOM

The useful cloakroom toilet has an obscure uPVC double glazed window to the rear, low level WC, basin, radiator, tiled flooring and walls.

UTILITY ROOM/WORKSHOP

There is a uPVC double glazed window to the rear, Belfast sink with mixer tap, worksurface, plumbing for a washing machine, tiled flooring, radiator and obscure uPVC doors to the front and rear.



FIRST FLOOR LANDING

With access to the loft and doors to bedroom one, two, three and four, the family bathroom and airing cupboard with a wall mounted Ideal gas boiler, new in December 2021.

BEDROOM ONE

15'8" max x 13'9" max

The large master bedroom has uPVC double glazed windows to the side and rear, radiator, a sliding door to the ensuite and door to the dressing room/study/bedroom five.

ENSUITE

The ensuite wetroom has a uPVC double glazed window to the rear, a wall mounted electric shower, bidet, pedestal basin and low level WC (not plumbed in).

DRESSING ROOM/STUDY/BEDROOM FIVE

15'8" max x 7'6"

This versatile room would make the ideal dressing room, study, hobby room, nursery or with the simple addition of a stud wall in the master bedroom to create a corridor, a fifth bedroom. There is a uPVC double glazed window to the front and a radiator.

BEDROOM TWO

11'9" x 9'6" to wardrobe

The second bedroom has a uPVC double glazed window to the front, large built-in wardrobes and a radiator.

BEDROOM THREE

11'9" x 9'10"

The third double bedroom has a radiator and uPVC double glazed window to the rear, with far reaching views across Trowbridge to Westbury White Horse.

BEDROOM FOUR

8'10" x 8'6" max

Bedroom four has a uPVC double glazed window to the front and a radiator.

FAMILY BATHROOM

There is an obscure uPVC double glazed window to the rear, the four piece suite comprises a panelled bath, shower cubicle with wall mounted electric shower, low level WC, pedestal basin, radiator and tiled walls.

EXTERIOR

FRONT

To the front of the property is a block paved driveway parking for one vehicle, with the potential to extend this further into a gravelled area to the side. There is an outside light and doors to the entrance porch and utility room/workshop.

REAR GARDEN

The enclosed rear garden is mainly laid to paving, there are planted borders, gated side access, outside tap and an external power socket. Accessed via the neighbouring cul-de-sac of Barnack Close, double wooden gates open to a secure drive, currently used for storage of a caravan (this can either be left for the new buyer or removed if they wish).

GARAGE

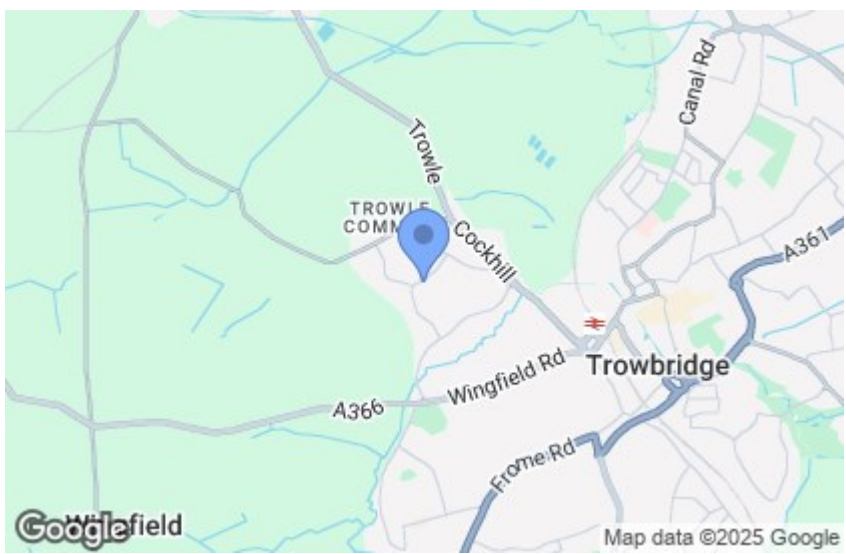
With up and over door to the front, power, light and an internal door to the rear hall.

SOLAR PANELS

Solar panels were installed by Coast2Coast renewables in August 2015 and are owned by the property.

ADDITIONAL INFORMATION

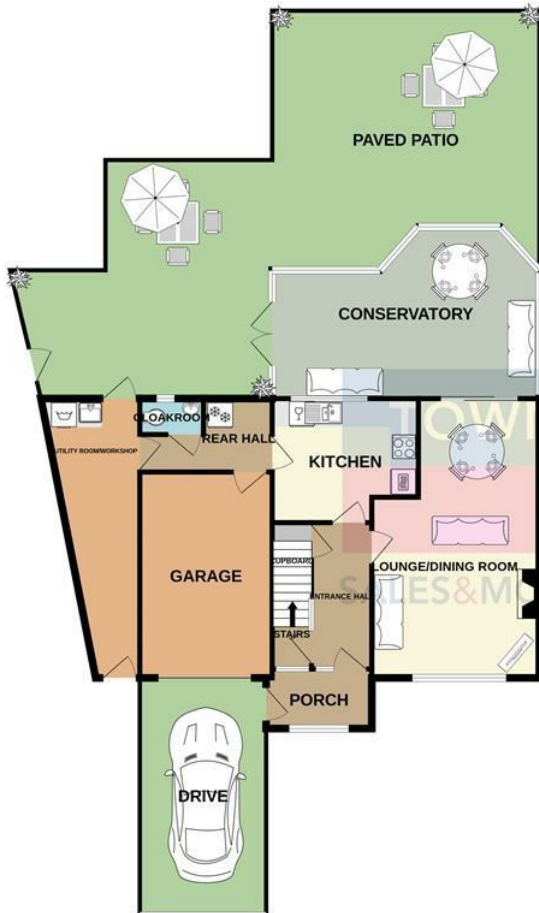
Council Tax Band - C



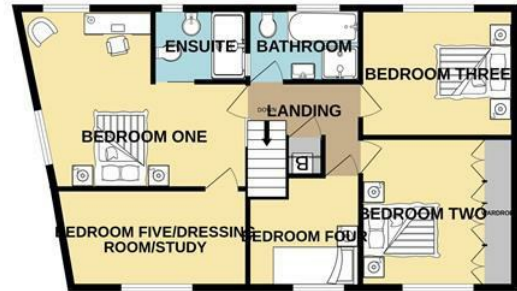




GROUND FLOOR
1026 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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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