



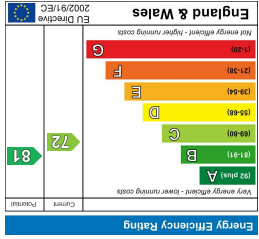
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Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



2 Cranmore Close
Trowbridge, Wiltshire, BA14 9BU

£475,000

- Extended Five Bedroom Link Detached House in Cul De Sac
- Lounge, Study
- Master Bedroom with Walk in Wardrobe & En Suite Shower Room
- Gas Central Heating, PVCu Double Glazing
- EPC-TBC
- Hall, Cloakroom
- Re Fitted Open Plan Kitchen/Dining Room & Utility
- Re Fitted Family Bathroom
- Gardens, Driveway Parking For Several Cars & Garage
- **VENDOR SUITED**



DESCRIPTION

An extended and very well modernised 5 Bedroom link detached family house well situated in a cul de sac location on the favoured Bradford on Avon side of town. The house offers accommodation including entrance hall, cloakroom, lounge with feature fireplace, study, an extended and re fitted open plan kitchen/dining room with built in double oven, 5 ring induction hob, extractor hood, integrated fridge, freezer and wine cooler and a utility room. Upstairs are a master bedroom with a walk in wardrobe and a re fitted en suite shower room, four further bedrooms and a family bathroom with a shower with body jets and a jacuzzi bath.

The property further boasts gas central heating, underfloor to the kitchen/dining room and PVCu double glazed windows.

The house is also set on a good size plot with driveway parking for several cars leading to a detached single garage with remote control roller door, gardens and at the rear good size landscaped enclosed gardens.

VENDOR SUITED ,

SITUATION

The house is situated on the entrance to Cranmore Close which is a cul de sac of similar styled houses, well situated on the sought after Broadmead development on the favoured Bradford on Avon & Bath side of town. The house gives easy access to local Primary and Secondary schools on Brook Road or Wingfield Road, whilst in addition there is a Tesco Express store situated nearby to serve all the families day to day needs.

Trowbridge town centre is within a mile with several well-placed superstores and ample parking opportunity. Trowbridge is the County Town of Wiltshire and offers a good range of schooling, great shopping, restaurants and leisure facilities including an Odeon multiplex cinema complex close by to Trowbridge Park. This is a characterful town surrounded by countryside and is well situated for access to the other locals towns, villages and the city of Bath. Also with a popular railway station providing regular services to Salisbury and Southampton to the south and Bath onto Bristol to the northwest.

DIRECTIONS

From the centre of Trowbridge proceed down Fore Street and Wicker Hill crossing the town bridge. Go straight across the mini roundabout and at the next roundabout by Trinity Church take the third exit onto Bradford Road signed posted to Bradford on Avon. When you get to the next roundabout take the first exit onto Brook Road and then the next right onto Broadmead. Cranmore Close is then the second turning on the left hand side and the property can be found immediately on your right being identifiable by our For Sale Board.

ENTRANCE HALL

Four light double glazed front door to entrance hall. Laminate flooring, radiator, stairs to first floor landing and understairs storage cupboard. Two built in storage cupboards.

CLOAKROOM

With a white suite comprising a low level WC, pedestal wash hand basin, recessed display shelving, tiled floor, radiator and PVCu double glazed window to front.

LOUNGE

18'5" x 11'1" (5.62m x 3.40m)

With a feature stone built fireplace and hearth, radiator, designer radiator, PVCu double glazed window to front and PVCu double glazed French doors and side panels to rear garden.

OPEN PLAN KITCHEN/DINING ROOM

DINING ROOM

16'10" x 11'5" (5.14m x 3.48m)

Underfloor heating, six inset down lights, tiled floor, PVCu double glazed windows to rear and PVCu double glazed French doors to rear garden. Open Way to Kitchen area.

KITCHEN

13'4" x 12'1" + 5'1" x 4'11" (4.07m x 3.70m + 1.57m x 1.51m)

Re fitted with a quality range of gloss fronted grey base units and wall cupboards with Corian work tops including an acrylic one and half bowl sink unit with mixer taps over, two built in eye level ovens, a five ring Neff induction hob with extractor over, integrated full height fridge & freezer and a wine cooler. The kitchen also offers a useful breakfast bar area, underfloor heating, tiled floor, nine inset down lights, wall mounted Worcester gas fired boiler, dual aspect PVCu double glazed windows, PVCu double glazed door to side access and doors to utility room and study.

UTILITY ROOM

6'3" x 4'6" (1.93m x 1.39m)

With work surface area with space under and plumbing for washing machine, plumbing for dishwasher and space for tumble dryer. There are both base and wall storage cupboards, tiled floor and a PVCu double glazed window to the front.

STUDY

11'3" x 7'10" (3.43m x 2.39m)

Radiator and PVCu double glazed window to front.

FIRST FLOOR LANDING

PVCu double glazed window to rear and access to insulated roof space via loft ladder.

MASTER BEDROOM

12'3" x 12'2" (3.74m x 3.71)

Radiator and PVCu double glazed window to rear. Doors to walk in wardrobe and en suite shower room

WALK IN WARDROBE

5'10" x 5'4" (1.78m x 1.65m)

With fitted shelving and hanging space, two inset down lights and PVCu double glazed window to front.

EN SUITE SHOWER ROOM

With a re fitted white suite comprising a walk in shower cubicle with thermostatic shower, "Raindance" shower head and a separate body cassette. Low level WC and inset wash hand basin with vanity unit under, extractor fan and PVCu double glazed window to front.

BEDROOM TWO

11'2" x 9'6" (3.42m x 2.91m)

Radiator, two built in double wardrobes with shelving and hanging rail, PVCu double glazed window to rear.

BEDROOM THREE

11'3" x 8'8" (3.43m x 2.65m)

Radiator and PVCu double glazed window to rear.

BEDROOM FOUR

11'2" x 6'8" (3.41m x 2.04m)

Radiator and PVCu double glazed window to front.

BEDROOM FIVE

6'7" x 6'7" (2.02m x 2.02m)

Radiator and PVCu double glazed window to front.

FAMILY BATHROOM

Re fitted with a white suite comprising a walk in shower cubicle with body jets and "raindance" shower head, a jacuzzi bath with mixer taps and shower attachment over, low level WC, wash hand basin with vanity unit under, stainless steel heated towel rail, four inset down lights and PVCu double glazed window to front.

EXTERNALLY

FRONT GARDEN

The front garden is of a good size and is largely laid to lawn with a hedge to one side and a mature tree. There is a large gravelled driveway providing parking for several cars leading to the single detached garage and a gravelled path leading to a covered entrance porch.

GARAGE

With remote control roller door, power and light and PVCu part double glazed door to rear garden.

REAR GARDEN

With two paved patio areas and largely laid to lawn, raised "railway sleeper" timber built borders with various shrubs and flowers, outside tap, and enclosed by wooden panel fencing with timber gate to side access.

TENURE

The property is freehold with vacant possession on completion.

COUNCIL TAX

The property is in band D with the amount payable for 2024/25 being £2432.60

SERVICES

Mains gas, water, electricity and drainage are connected. Central heating is from the Worcester gas boiler (NOT TESTED BY CHASE BUCHANAN)

VIEWING

To arrange a viewing call 01225-341504 or email trowbridge@chasebuchanan.co.uk

CODE

11184 27/03/2024

