



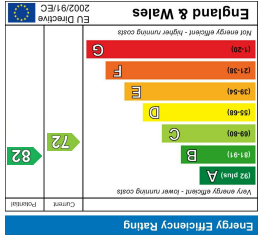
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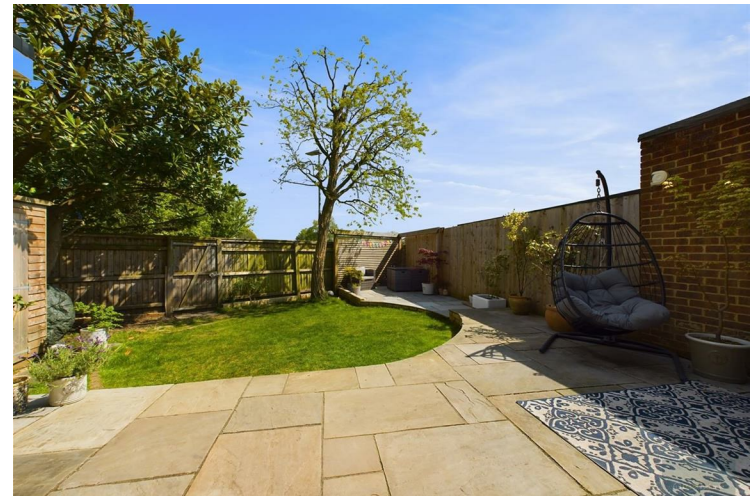
IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

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.



<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIARFF360</p> <p>reduced bedroom (approx. 1,5m x 2.7m)</p> <p>(1) Excluding balconies and terraces.</p>	<p>Approximate total area*</p> <p>1229.13 m²</p> <p>114.19 m²</p> <p>Reduced bedroom</p> <p>22.82 m²</p> <p>2.12 m²</p>	
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3 Cranmore Close
Trowbridge, Wiltshire, BA14 9BU
£370,000

- Modern Link Detached Family Home
- En-Suite Shower Room to the Main Bedroom
- Impressive Kitchen/Dining Room with Bi-Fold Doors
- Generous Parking to the Front
- Council Tax Band D / EPC Rating C
- Three Double Bedrooms
- Refurbished & Improved Throughout
- Enclosed Landscaped Rear Garden
- Desirable Cul De Sac Location
- Internal Viewing Recommended



Situation

The house is situated on the entrance to Cranmore Close which is a cul de sac of similar styled family homes, well situated on the sought after Broadmead residential 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 and Wingfield Road and there is a local Tesco Express store.

Trowbridge town centre is within a mile with several well-placed superstores Sainsburys, Asda and M&S Food Hall, all with 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.

Description

This impressive family home has undergone a complete project of renovation throughout by the current owners including re-plastering, updated insulation, new central heating with combination gas boiler (installed 2020), plumbing and electrics. The accommodation is generous and light with the large main bedroom including a contemporary en-suite shower room and fitted wardrobes and two further double bedrooms. On the ground floor, a feature of this highly desirable home is the impressive open plan kitchen/dining room with a Howdens kitchen with Neff appliances, quartz worktops and underfloor electric heating. Bi-Fold doors open onto the attractive landscaped gardens overlooking rear green space on a south easterly aspect.

Internal Viewing Recommended.

Accommodation

On The Ground Floor

Entrance Hall

PVCu composite entrance door. Tiled flooring. Stairs to the first floor with useful storage drawers under. Cloak cupboard with shelving. Radiator.

Cloakroom

3'8" x 5'2" (1.13 x 1.59)

With WC and wash hand basin with vanity cupboard under and tiled splashbacks. Heated towel rail. Obscure PVCu double glazed window to the front.

Living Room

11'3" x 18'5" (3.45 x 5.63)

Two PVCu double glazed windows to the front and side. Fitted gas burner. Radiator.

Open Plan Kitchen/Dining Room

11'3" x 18'5" (3.44 x 5.63)

Howdens kitchen with matching wall and base units with quartz worktops and upstands. Belfast sink. Integrated appliances include Neff dishwasher, 5 ring electric hob with wall mounted extractor above, eye level double oven and microwave. There is also a integrated fridge freezer. Electric tiled underfloor heating. Vertical radiator. Bi-fold doors opening onto the rear garden.

Study

13'8" x 8'0" (4.18 x 2.44)

PVCu double glazed window to the rear and side door. Wooden flooring. Radiator.

Store/Utility

6'4" x 9'0" (1.95 x 2.75)

Double opening doors onto the driveway. Wall and base units with square edged worktop. Plumbing and space for washing and dryer. Power and light.

On The First Floor

Landing

Above stairs PVCu double glazed window to the side. Access to the lost space with fitted ladder, light and partial boarding.

Bedroom One

11'3" x 16'8" (3.45 x 5.09)

Two PVCu double glazed windows to the front. Large fitted double wardrobe with sliding doors and useful shelving to one side. Two radiators.

En-Suite Shower Room

3'4" x 8'3" (1.02 x 2.53)

With a white suite with WC, wash hand basin with fitted vanity drawer below and single shower cubicle. Tiled splashbacks and flooring. Heated towel rail. Ceiling mounted extractor fan.

Bedroom Two

11'4" x 8'7" (3.46 x 2.63)

PVCu double glazed window to the rear. Cupboard housing the combination gas boiler. Radiator.

Bedroom Three

11'5" x 8'0" (3.48 x 2.44)

PVCu double glazed window to the rear. Open front double wardrobe. Radiator.

Family Bathroom

6'9" x 6'8" (2.06 x 2.04)

With a white suite with WC, wash hand basin with fitted drawer unit below and bath with shower over. Tiled splashbacks and flooring. Heated towel rail. Obscure PVCu double glazed window to the side.

Externally

Front

With driveway and gravel frontage offering parking for numerous vehicles.

Rear Garden

Landscaped with attractive patio and path leading to the rear of the garden. Area laid to lawn. Shed. Enclosed with panel fencing. Rear gate opening onto greenspace with a footpath offering access to the local school and other areas of the estate.

Tenure

Freehold with vacant possession on completion.

Council Tax

The property is in Band D with the amount payable for 2024/25 being £12432.60.

Services

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired combination boiler (installed 2020 - not tested by Chase Buchanan) and with electric underfloor heating in the kitchen/dining room and study.

Viewings

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

Code

31/08/24 11384

AGENTS NOTE

Please note we hereby declare an interest under the Estate Agents Act 1979 as we are selling on behalf of the owner of the property who is an employee of Chase Buchanan.

