



Acre Short Lane, Nr Trowbridge
£335,000

Chase 
Buchanan

1 Acre Short Lane Steeple Ashton, Nr Trowbridge, Wiltshire,

DESCRIPTION

A very well modernised and updated 2 Bedroom link detached bungalow situated in a tucked away location within the sought after village of Steeple Ashton. The property has been the subject of much improvement in recent years including the addition of an air source heat pump to radiators, the addition of solar panels (owned), new PVCu windows, a re fitted modern kitchen and other general improvements. The bungalow offers accommodation including entrance hall, lounge/dining room with feature wood burning stove, kitchen with a Lavell range cooker with extractor hood over, two double bedrooms, a family bathroom with shower over the bath, attractive gardens, to the front and rear, a useful garden store/summer house and driveway parking for two cars with a single garage.

SITUATION

The bungalow is well situated in a tucked away and peaceful location with the picturesque village of Steeple Ashton. The village itself offers a 15th Century church, a popular public house and a community shop/cafe. In addition there is a park situated near to the bungalow in Acre Short Lane.

Steeple Ashton is also well situated to give access to many surrounding towns including Trowbridge, Westbury, Melksham & Devizes where there are a good range of shopping facilities available. Trowbridge and Westbury also have mainline train stations with connections to Bath, Bristol & other centres across the South West whilst also providing links to London if required.

DIRECTIONS

Proceed out of Trowbridge town along the Hilperton Road into Hilperton Drive. At the second roundabout turn right following the signs to Steeple Ashton. At the traffic lights proceed straight across and at the T-junction turn right. Proceed into the village and pass the village green and Acre Short Lane can be found on the right hand side. The bungalow is a short distance along the road on the left hand side.

ACCOMMODATION

Recessed entrance porch with lantern light and part double glazed PVCu front door and PVCu double glazed side panels to entrance hall.

ENTRANCE HALL

With laminate flooring, designer radiator, fitted double cupboard with shelving and hanging rail. Access to roof space.

LOUNGE/DINING ROOM

18'0" x 11'11"

With dual aspect PVCu double glazed windows to front and rear, laminate flooring, two radiators and a feature fireplace with inset wood burning stove with tiled hearth.





KITCHEN

13'2" x 9'1"

Re fitted with a single drainer stainless steel sink unit with mixer taps over and cupboard under, work surfaces to both sides and space under with plumbing for washing machine and dishwasher, plus space for tumble dryer. There is a range of white gloss fronted base units and wall cupboards with laminate work surfaces over, a free standing Favell Range Cooker with oven, grill, plate warming drawer and a 5 ring hob unit, with extractor hood over. Space for fridge freezer, a fitted airing cupboard housing hot water cylinder, laminate flooring, radiator, PVCu double glazed window to rear over looking garden and a PVCu part double glazed door to rear garden.

BEDROOM ONE

12'8" x 9'10"

Radiator, laminate flooring and PVCu double glazed window to rear.

BEDROOM TWO

10'0" x 9'7"

Radiator, laminate flooring and PVCu double glazed window to rear.

BATHROOM

With a white suite comprising panelled bath with Mira Jump electric shower over, low level WC, pedestal wash hand basin, radiator and PVCu double glazed windows to the side and front.

EXTERNALLY

FRONT GARDEN

The front garden is bound by a brick built wall and is mainly gravelled with well stocked flower and shrub borders. There is a path with steps leading to the front door. The driveway provides parking for two cars and leads to the garage.

GARAGE

17'5" x 8'2"

With a metal up and over door, power and light and part glazed personal door to rear garden.

REAR GARDEN

The rear garden is enclosed and private with a paved patio area, lawned area with a flower and shrub border inset, gravelled area, outside tap, and a timber built wood store. There is also a useful Garden Store/Summer House. The garden has gates and paths giving access to both sides of the bungalow.

GARDEN STORE/SUMMER HOUSE

10'5" x 10'0"

With PVCu part double glazed door from the rear garden, PVCu double glazed window, power and light.

SERVICES

Mains electricity, water and drainage are connected. Heating is from the Air Source Heat Pump (Not Checked By Chase Buchanan). The property also benefits from recently fitted solar panels (Owned).

TENURE

The property is freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band D with the amount payable for the year 2024/25 being £2224.94.

VIEWING

To arrange a viewing please call Chase Buchanan on 01225-341505 or email trowbridge@chasebuchanan.co.uk

CODE

Code 11207 25/03/2024

Miscellaneous items

EPC: B
Council Tax: D
Utilities: All main services
Authority: Wiltshire
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

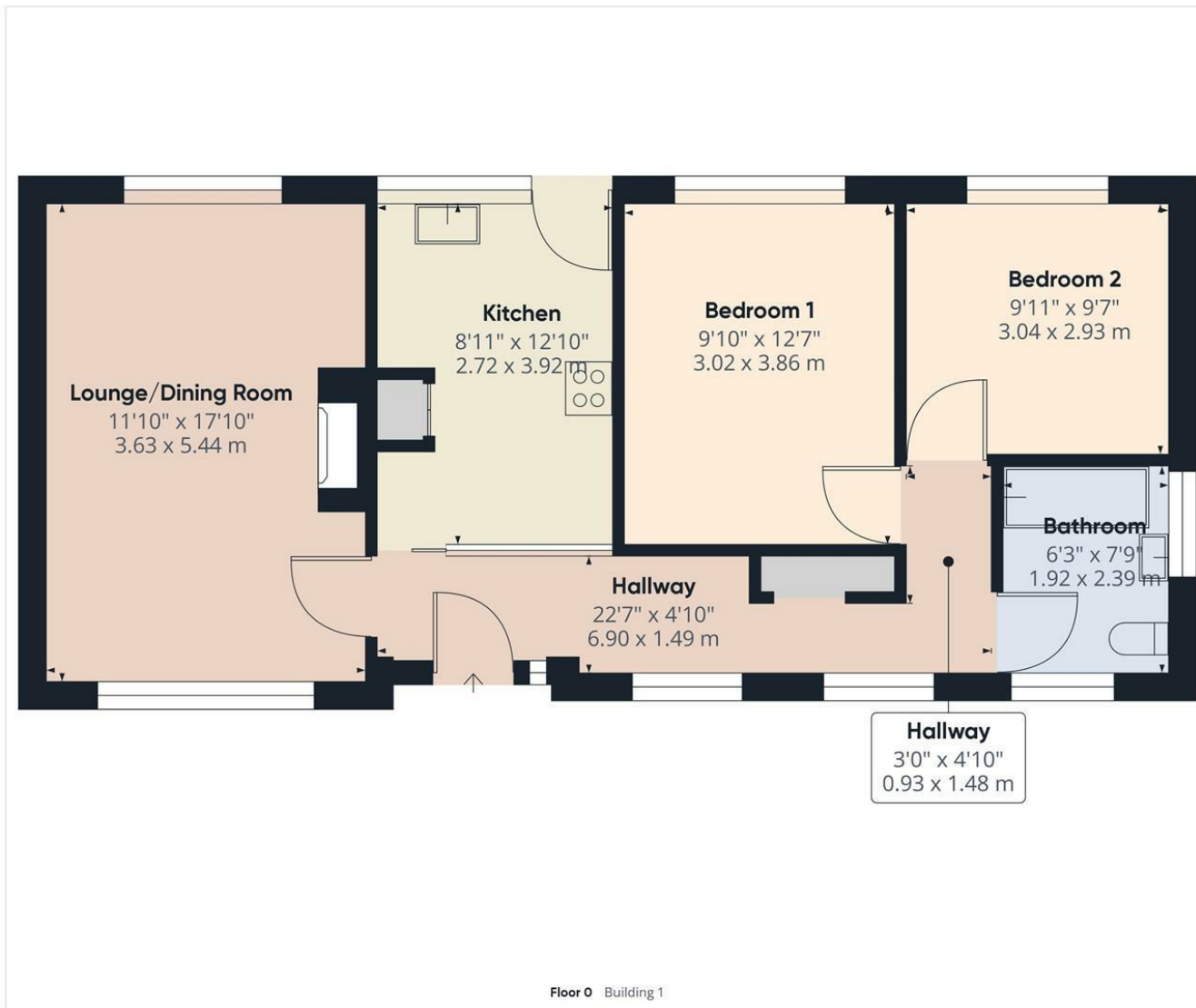
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- * Truly independent advice with access to approximately 130 mortgage lenders
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- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Approximate total area[®]

721.2 ft²
67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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