



Hollis Way, Southwick

£375,000

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Situation

Hollis Way is situated within the popular village of Southwick, approximately two miles south-west of Trowbridge. The village offers a range of local amenities, including a primary school, village shop, public houses and the nearby Southwick Country Park, which provides attractive countryside walks and recreational space.

The neighbouring town of Trowbridge offers a wider selection of shops, supermarkets, schools, leisure facilities and a railway station with services to Bath, Bristol and beyond.

The historic town of Bradford-on-Avon and the city of Bath are also within easy reach, making Southwick an appealing location for those seeking village living with convenient access to surrounding towns and transport links.



**Well Presented Four
Bedroom Detached
Property**

**Popular Village Location
in Southwick**

Spacious Lounge

**Versatile Study/Family
Room**

Dining Room

Ground Floor WC
**Four well proportioned
bedrooms**
Modern shower room
**Beautifully Landscaped
Rear Garden**
**Garage and driveway
parking for several
vehicles**



This well presented four bedroom detached property is situated within an established residential area in the popular village of Southwick, conveniently located for local amenities and within easy reach of Trowbridge town centre.

The spacious and versatile accommodation comprises an entrance hall, generous lounge, separate dining room, fitted kitchen, study/family room and ground floor WC. Upstairs are four well proportioned bedrooms and a modern shower room. A particular feature is the beautifully landscaped rear garden, with mature planting, patio seating areas and a timber summerhouse.

Further benefits include gas central heating, PVCu double glazing, generous driveway parking and a garage/workshop.

The property comprises

Ground Floor

Entrance Hall

With composite front door, wood laminate flooring, radiator and stairs to the first floor.

Cloakroom

With white suite comprising close coupled W.C and hand basin, heated towel rail and obscured PVCu double glazed window to the side.

Lounge

9' 9" x 17' 7" (2.97m x 5.36m)

With radiator, wall mounted electric fire and PVCu double glazed window to the front.

Study/Family Room

11' 3" x 7' 9" (3.43m x 2.37m)

With radiator and PVCu double glazed window to the rear.

Kitchen

7' 6" x 16' 2" (2.28m x 4.92m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink and drainer unit, space for freestanding cooker with extractor hood over, space for fridge/freezer, washing machine and dishwasher and PVCu double glazed window to the front.

Dining Room *11' 8" x 7' 9" (3.56m x 2.35m)*

With radiator, large storage cupboard under the stairs and PVCu sliding patio doors opening onto the rear garden.

First Floor

Landing

With loft access (the loft is partially boarded with a light and pull-down ladder) and PVCu double glazed window to the rear.

Bedroom 1

10' 11" x 9' 7" (3.33m x 2.91m)

With built in wardrobe, radiator and PVCu double glazed window to the front.

Bedroom 2

8' 9" x 10' 11" (2.66m x 3.32m)

With airing cupboard housing hot water cylinder, radiator and PVCu double glazed windows to the front and side.



Bedroom 3

10' 10" x 7' 10" (3.31m x 2.38m)

With radiator and PVCu double glazed window to the rear.

Bedroom 4

7' 6" x 5' 11" (2.28m x 1.80m)

With large fitted wardrobe, radiator and PVCu double glazed window to the side.

Shower Room

5' 8" x 6' 2" (1.72m x 1.88m)

With white suite comprising shower enclosure with mains rainfall shower, pedestal hand basin and close coupled W.C, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front

To the front of the property is a gravelled area with a paved pathway leading to the front entrance. To the side, a generous driveway provides off road parking for several vehicles leading to the garage. There is also gated side access to the rear garden.

Garage/workshop

15' 9" x 18' 2" (4.81m x 5.54m)

The single garage benefits from an up-and-over door to the front and is divided into two sections, with the front providing garage space and the rear arranged as a useful workshop/utility area. The rear section features a selection of cupboards and space for a tumble dryer with worktop over, as well as a door to the garden and window to the rear. The garage also benefits from power and lighting.

To the rear

A particular feature of the property is the beautifully maintained and attractively landscaped rear garden, which is predominantly laid to lawn with well-stocked borders featuring a variety of mature shrubs, trees and colourful planting. A winding paved pathway leads through the garden to a generous patio seating area at the rear, ideal for outdoor dining and entertaining. Further benefits include a timber summerhouse with glazed double doors, a separate timber garden shed and decorative gravelled areas. The garden is fully enclosed by timber fencing, with a side door into the garage and a gate providing access to the driveway.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

EPC rating

The EPC rating is D (67), with a potential for C (80).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



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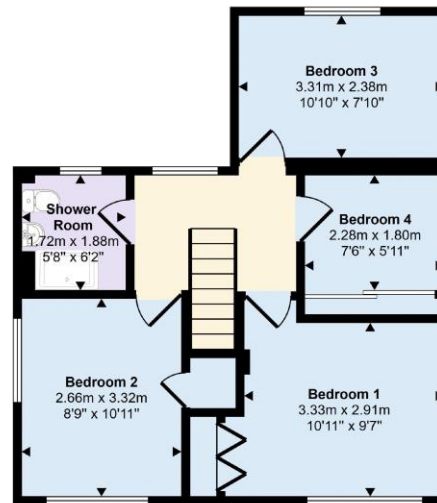
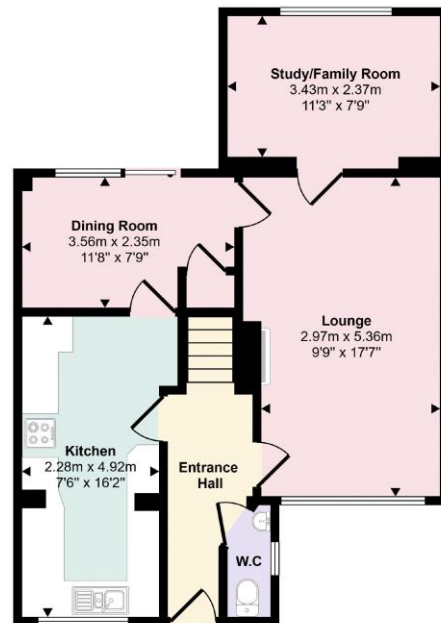


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Approx Gross Internal Area
115 sq m / 1233 sq ft



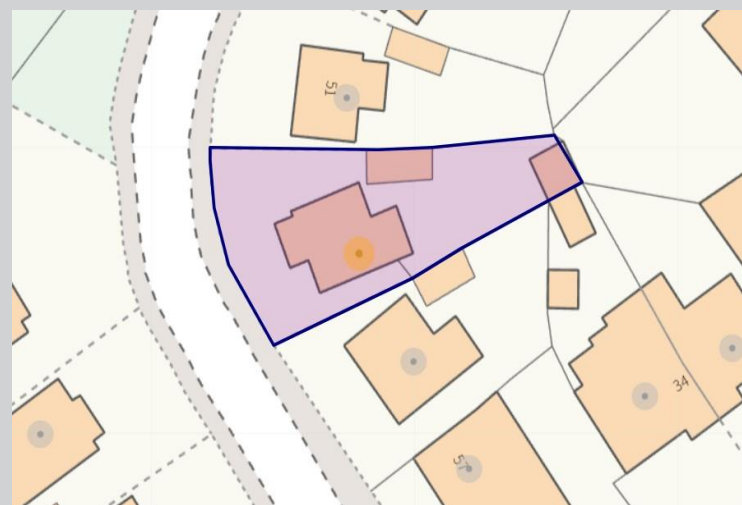
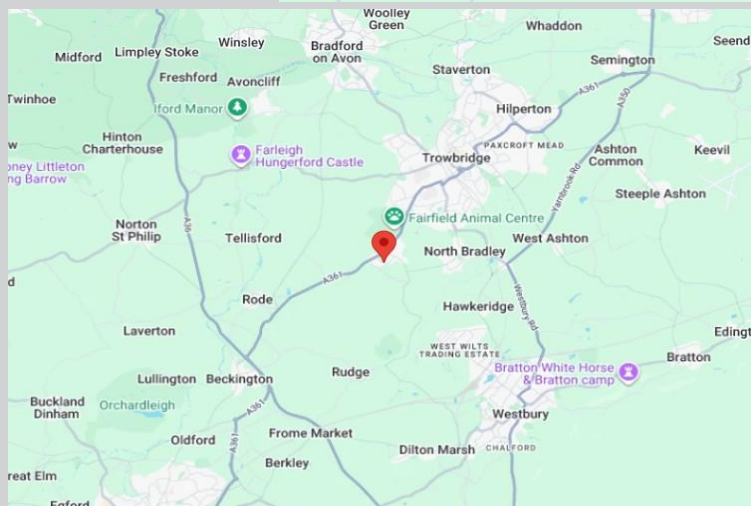
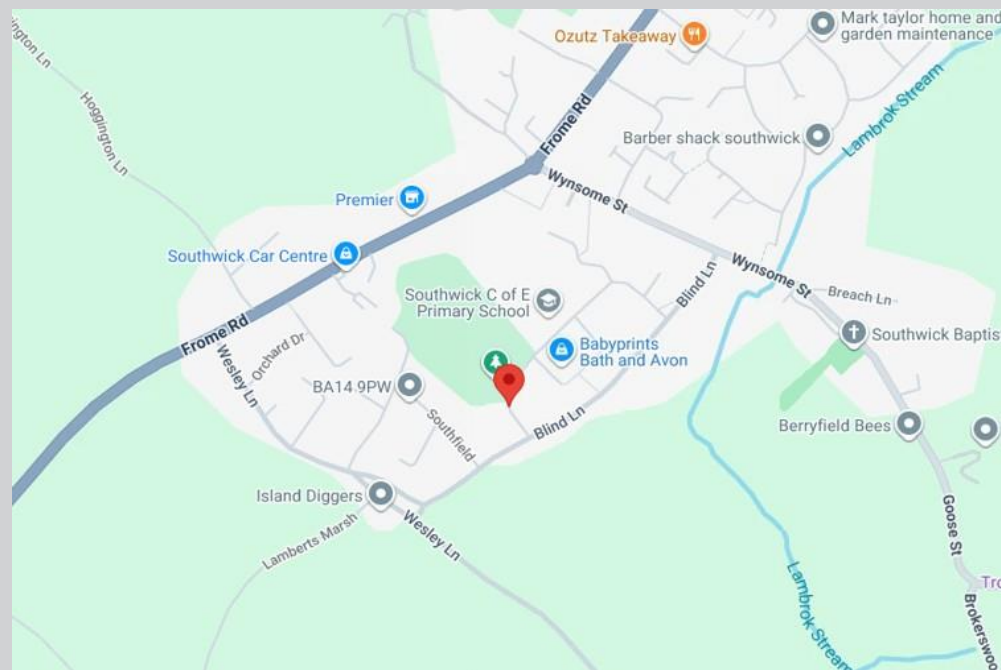
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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