

TOWN&COUNTRY
ESTATES



Crawley Crescent, Broadmead, Trowbridge, Wiltshire

£295,000

LOCATION

Broadmead is a sought after family friendly residential development, on the Bradford-on-Avon/Bath side of Trowbridge. This particular home is 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

NO ONWARD CHAIN - Located at the head of a quiet and secluded cul-de-sac, close to open green space, local shops and a popular Primary School, you will be delighted to find this three double bedroom semi-detached family home. While there are areas of the property in need of modernisation, this offers a fantastic opportunity for the buyer to put their own stamp on their new home. The accommodation comprises an entrance hall, inner hall leading to a cloakroom toilet, lounge, kitchen/breakfast room and a very useful study/occasional fourth bedroom with fitted storage. The spacious first floor landing has oak doors leading to the three double bedrooms and bathroom, benefiting both a bath and separate shower. Further benefits include gas central heating, uPVC double glazing, a spacious enclosed rear garden and driveway parking.

ENTRANCE HALL

You enter the property through a uPVC double glazed door, there is a built in doormat, wood effect flooring, radiator, doorway to the lounge and doors leading to the inner hall and study/bedroom four.

INNER HALL

There is an obscure uPVC double glazed window to the side, space for coats and shoes, tiled flooring and a door leading to the cloakroom.

CLOAKROOM

The welcome cloakroom toilet has an obscure uPVC double glazed window to the side, W/C, pedestal basin and tiled splashback.

LOUNGE

14'9" x 11'2"

The good size lounge has a uPVC double glazed window to the front, two radiators, TV point, wood effect flooring, stairs to the first floor and an obscure glazed panel and glazed door to the kitchen/dining room.

KITCHEN/DINING ROOM

19'8" x 7'7"

There is a UPVC double glazed window to the rear, a range of matching wall and base units with roll topped worksurfaces and tiled splashbacks, 1 ½ bowl inset sink unit with chrome mixer tap, Range style cooker with 5 ring gas hob and extractor with light over, space for a fridge/freezer, plumbing for dishwasher, plumbing for washing machine, tiled flooring, wall mounted gas boiler, door to the under stairs storage cupboard and archway leading to the conservatory.



CONSERVATORY

9'6" x 7'10"

There are dwarf wall with uPVC double glazed windows to three aspects, radiator and uPVC double glazed French doors opening to the garden.

STUDY/BEDROOM FOUR

9'2" x 4'11"

Currently used as a home office, this additional reception room has also been a playroom and even a fourth bedroom. There is a feature portal style window to the front, window to the side, wood effect flooring and large built in wardrobes providing a huge amount of storage space.

FIRST FLOOR LANDING

The reconfigured first floor has created three double bedrooms and a larger landing. This space offers is a uPVC double glazed window to the side flooding the area with natural light, access to the loft, airing cupboard containing hot water tank and oak doors to the bedrooms and family bathroom.

BEDROOM ONE

10'2" x 13'1" (to wardrobes)

Bedroom one benefits from a UPVC double glazed window to the rear, TV point, fitted wardrobes with mirrored sliding doors and a radiator.

BEDROOM TWO

9'10" x 8'2"

Bedroom two has a UPVC double glazed window to the front, TV point and a radiator.

BEDROOM THREE

9'6" x 7'10"

There is a UPVC double glazed window to the front, TV point, a radiator and wood effect flooring.

BATHROOM

There is an obscure UPVC double glazed window to the rear, corner bath with chrome mixer tap and shower attachment, low level W/C, wash hand basin, shower cubicle with wall mounted Triton electric shower, tiled splashbacks, extractor fan and a chrome heated towel rail.

EXTERNAL

FRONT

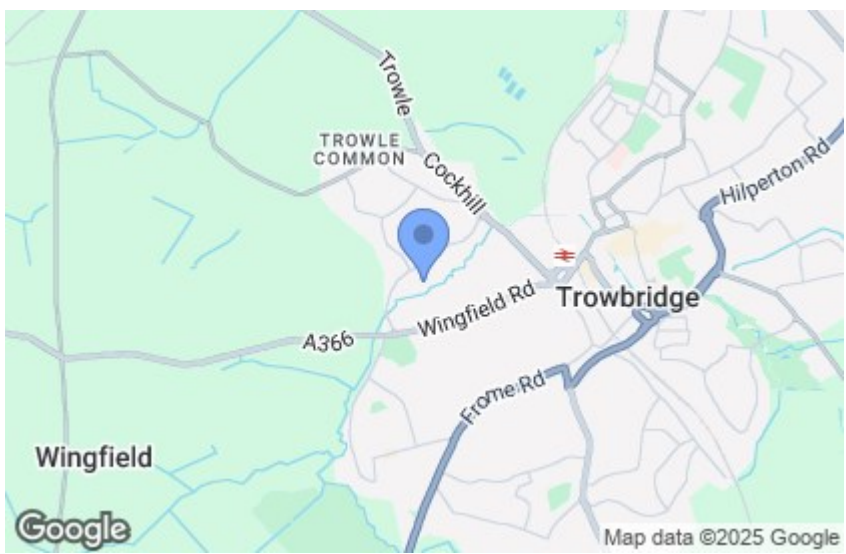
The large drive to the front provides off road parking for two cars, there is a fence to the side, access to front door with storm porch over, outside light and door to a large storage shed to the side.

REAR GARDEN

The spacious rear garden benefits from a paved patio, steps leading to a lawn with planted borders, a gravelled, second paved patio, block paved entertaining area with wooden pergola over, path to the storage shed to the side, outside tap, gate to the rear and concealed in a box is the water softener (not currently in use).

ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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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