4 Rambler Close

Trowbridge BA14 9SL

A well presented, extended and updated, four bedroom semi-detached family home on a in a cul-de-sac position on the sought after Broadmead development. Situated on the Bradford on Avon side of town close to primary school, shop, parkland walks, public house and bus stop. Accommodation comprises entrance way, living room with tri-fold doors onto garden, good sized refitted kitchen with French doors onto gardens, dining room and modern cloakroom, en suite and family bathroom. Benefits include UPVC double glazing, gas central heating, low maintenance, landscaped garden with private south-easterly aspect, garage and driveway providing off road parking. Early viewing is highly recommended as properties in this area prove very popular.

Guide Price £370,000

ACCOMMODATION
All measurements are approximate

Entrance Way
Composite door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor. LVT flooring and downlights. Doors to dining room and cloakroom. Opening to the:

Living Room
17'3 x 11'2 (5.26m x 3.4m)
Vertical radiator. Feature electric fireplace. LVT flooring and downlights. Smoke Alarm. Double glazed tri-fold doors to the rear. Doorway to the:

Refitted Kitchen
17'1 x 9'2 (5.21m x 2.79m)
UPVC double glazed windows to the rear. Vertical radiator. Range of modern wall, base and drawer units with marble effect work surfaces. Composite one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with stainless steel extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Door to the:

Dining Room
16'3" x 13'1" max (4.95m x 3.99m max)
UPVC double glazed bay window to the front. Vertical radiator. LVT flooring.

Cloakroom
Obscured UPVC double glazed window to the front. Chrome towel radiator. Modern two piece white suite comprising wash hand basin with high gloss storage cupboard under; and dual flush w/c. Tiled effect vinyl flooring and downlights. Extractor fan.

FIRST FLOOR

Landing
Access to loft space. Smoke alarm. Doors off and into: airing cupboard housing Vaillant combi boiler.

Bedroom One
15'8 x 11'3 (4.78m x 3.43m)
UPVC double glazed window to the front. Vertical radiator. Downlights and coving.

En Suite Shower Room
Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece suite suite comprising large shower cubicle with monsoon shower over and sliding door enclosing, wash hand basin and dual flush w/c. Tiled effect vinyl flooring. Bluetooth speakers in shower cubicle.

Bedroom Two
10'6 x 9'1 (3.2m x 2.77m)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe.

Bedroom Three
11'1 x 9'0 (3.38m x 2.74m)
UPVC double glazed window to the front. Radiator. Built-in single wardrobe.

Bedroom Four
8'0 x 7'6 (2.44m x 2.29m)
UPVC double glazed window to the front. Anthracite radiator.

Family Bathroom
Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite comprising panelled bath with electric shower over, wash hand basin with cupboard under and dual flush w/c. Wood effect flooring.

EXTERNALLY

To The Front
Gate and newly laid paved path to the front door with storm porch over and entrance lights. Good sized garden area laid to artificial lawn. Enclosed by walling with railings.

To The Rear
Enclosed, low maintenance, landscaped garden with private south-easterly aspect comprising newly laid paved patio area to the rear off the living room; composite decked area with pergola to the rear off the kitchen and area laid to artificial lawn. Gazebo with space for hot tub. Raised fishpond with pergola over with bamboo screening. External power points, tap and lights. All enclosed by fencing and walling with gated side pedestrian access to the front.

Garage & Parking
16'8 x 7'7 (5.08m x 2.31m)
Up and over door to the front. Power and lighting. Work bench. Base units. UPVC double glazed door to the side. Eaves storage. Driveway to the front.

Tenure **Freehold**
Council Tax Band **C**
EPC Rating

Total area: approx. 129.6 sq. metres (1394.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.