

TOWN&COUNTRY
ESTATES



Broadley Park, North Bradley, Wiltshire BA14 0SS

£495,000

LOCATION

The village of North Bradley is located between Trowbridge and Westbury. There is a large church built in the 12th century, a well regarded Primary School/pre-school and Village hall, with a park and large field area. North Bradley is surrounded by lots of countryside leading through fields to Southwick. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

VENDOR SUITED - An extended and immaculate five bedroom detached family home, occupying a desirable cul-de-sac position, in the ever popular North Bradley. The spacious accommodation comprises an entrance hall, fantastic open plan kitchen/dining room leading to the family room with two sets of bi-folding doors to the rear garden - perfect for entertaining, utility room, dual aspect lounge and cloakroom toilet. On the first floor, the master bedroom suite has a dressing area and modern ensuite shower room, there are three further double bedrooms, a single bedroom (currently used as a home office) and a well presented family bathroom. Further benefits include gas central heating, uPVC double glazing, wooden plantation window shutters, an enclosed rear garden with covered seating area, garage store and off road parking.

ENTRANCE HALL

You enter the home through a composite entrance door, into the welcoming entrance hall, where there are two frosted uPVC double glazed windows to the front, engineered Oak flooring, a built-in doormat, glazed double Oak doors to the kitchen/dining room, Oak doors to the lounge and cloakroom toilet, a staircase, with attractive stair runner and decorative stair rods, leads to the first floor landing.

KITCHEN/DINING ROOM

21'7" max x 18'4" max

Leading directly through to the family room, this space is perfect for entertaining and really is the hub of the lovely family home. The large kitchen has a range of Wren matching base, drawer and wall units with Quartz worksurfaces, inset sink with dining cuts cut into the quartz, boiling water tap, attractive tiled splash backs, island with additional storage, inset ceramic hob and wine cooler, two integrated high level ovens, integrated high level microwave, integrated dishwasher, integrated fridge/freezer, contemporary vertical radiator, herringbone engineered wood flooring, inset ceiling spotlight and Oak doors to the lounge, utility room and two useful under stairs storage cupboards.

FAMILY ROOM

12'9" x 10'9"

A wonderful addition to the home in 2018, the family room is the perfect space to relax off of the kitchen/dining room, there are two sets of bi-folding doors to the rear garden, two Velux windows, a log burning stove, a contemporary vertical radiator, socket for a wall mounted television, inset ceiling spotlights and engineered wooden flooring continuing from the dining area.

UTILITY ROOM

11'5" x 7'10"

The utility room has a uPVC double glazed window and door to the rear garden, Wren base units with Quartz worksurface, inset sink with mixer tap and attractive tiled splash backs, plumbing for a washing machine, space for a tumble dryer, space for an American style fridge/freezer, a contemporary vertical radiator, herringbone engineered wood flooring and inset ceiling spotlights.

LOUNGE

21'7" x 11'9"

The dual aspect lounge has a uPVC double glazed window to the front with fitted wooden plantation shutters, feature fireplace with inset log burning stove and floating wooden mantle, two contemporary vertical radiators, Oak doors to the entrance hall and lounge, and bi-folding doors opening to the rear garden.

CLOAKROOM TOILET

There is an obscure uPVC double glazed window to the front, dual flush WC, vanity unit with inset basin and mixer tap, contemporary radiator and tiled flooring.

FIRST FLOOR LANDING

With access to the loft and Oak doors to all bedrooms and the family bathroom.



MASTER BEDROOM

11'9" x 9'10"

The master bedroom has a uPVC double glazed window, with fitted wooden plantation shutters, to the front, a contemporary vertical radiator and an opening to the dressing area.

DRESSING AREA

There is a built-in wardrobe with sliding doors, space for a dressing table, access to the loft, inset ceiling spotlights and an Oak door to the ensuite.

ENSUITE

The modern ensuite shower room has an obscure uPVC double glazed window to the front, walk in shower with rainfall effect shower hand and hand shower attachment, attractive tiled splash backs, dual flush WC, wall mounted vanity unit with storage and inset basin with chrome mixer tap, contemporary heated towel rail, inset ceiling spotlights and an extractor fan.

BEDROOM TWO

11'9" x 9'10"

Bedroom two has a uPVC double glazed to the front with fitted wooden plantation shutters, a contemporary vertical radiator and airing cupboard, with a wall mounted ideal gas boiler.

BEDROOM THREE

9'10" x 8'2"

There is a uPVC double glazed window, with fitted wooden plantation shutters, to the rear and a contemporary vertical radiator.

BEDROOM FOUR

9'10" x 7'6"

The fourth double bedroom has a uPVC double glazed window to the rear, fitted wooden window plantation shutters, built-in double wardrobe with sliding doors and a contemporary vertical radiator.

BEDROOM FIVE

9'10" x 6'2"

Currently used as a home office, bedroom five has a large uPVC double glazed window with fitted wooden plantation shutters to the rear and a contemporary vertical radiator.

FAMILY BATHROOM

The modern family bathroom has a tiled bath with centre mounted mixer tap, mains shower with rainfall effect shower head, inset storage niches and a glazed screen, a wall mounted vanity drawer with inset basin and chrome mixer tap, dual flush WC, contemporary heated towel rail, attractive brick effect tiled walls, inset ceiling spotlights and an extractor fan.

EXTERIOR

FRONT

The front of the property has parking for two cars, a large lawn which could be used to create additional parking, a gate to either side of the home accessing the rear garden and a porch over the front door with an outside light.

REAR GARDEN

The landscaped, enclosed rear garden has a good size lawn with mature planted borders, a paved area perfect for a BBQ and table and chairs, reinforced raised decking for a hot tub, an area to the side with a wooden shed and space for a trampoline, external power sockets, lights and an outside tap.

A further stand out feature is the seating area directly accessed from the home by the bi-folding doors from the lounge and family room, with feature lighting and a wooden pergola with grapevines over - a wonderful space to entertain.

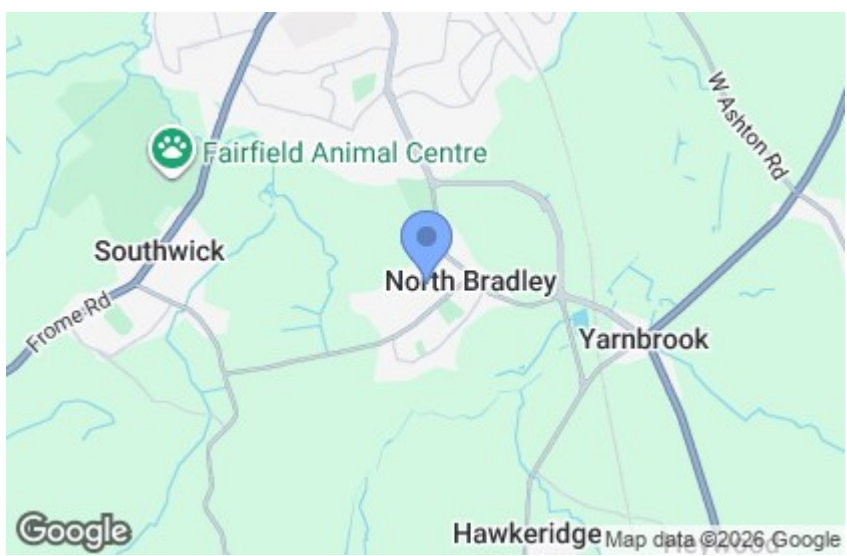
GARAGE STORE

With this space converted to create the larger kitchen/dining room, some of the garage was thoughtfully retained to provide storage. There is an electric roller door to the front, power and light.

ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - in process







GROUND FLOOR



1ST FLOOR

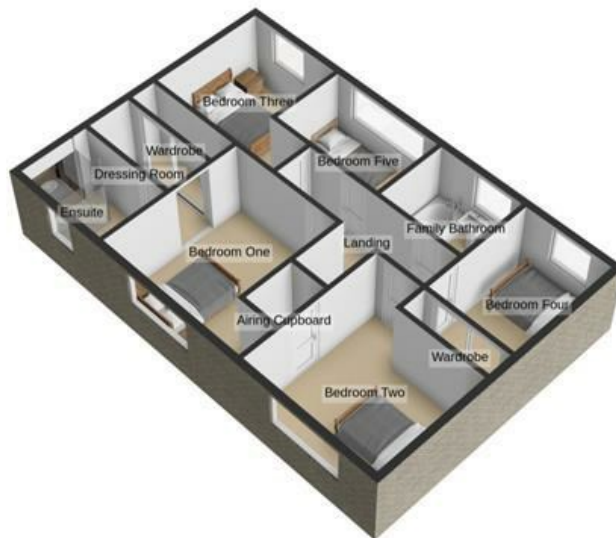


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Ground Floor
1041 sq.ft. (96.7 sq.m.) approx.



1st Floor
738 sq.ft. (68.6 sq.m.) approx.



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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