



## 13 Orchard Close

West Ashton Trowbridge BA14 6AU

A deceptively spacious detached chalet style bungalow which would equally suit the growing family or if you are looking for a fantastic bungalow to retire to! Situated within the well regarded village of West Ashton in a small cul de sac of similar properties. This well presented property boasts up to five bedrooms (depending on how the ground floor accommodation is arranged), large L shaped living/dining room with wood burner, modern kitchen with breakfast island, refitted utility/boot room, refitted cloakroom, shower room and bath/shower room. Features include double glazing, oil fired central heating with replacement boiler and pressurised system (2023), garage with loft room, large driveway providing plenty of parking, front garden and large rear garden with garden bar room and patio terrace boasting fantastic far reaching views towards the market town of Trowbridge. Properties within this village always prove popular, prompt viewing is highly recommended.

**Guide Price £485,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

UPVC double glazed windows and door to the front. Tiled flooring. Obscured glazed leaded window and door to the:

### Hallway

Radiator. Stairs to the first floor with cupboard under. Dado rail, coving and inset ceiling spotlight. Smoke alarm. Panelled doors off and into: cloak cupboard.

### Living Room

19'7" x 11'10" (5.97 x 3.61)

UPVC double glazed window to the front. Radiator. Feature fireplace with granite surrounds and log burner inset. Television point. Coving. Open plan to the:

### Dining Room

13'1" x 7'11" (3.99 x 2.41)

UPVC double glazed French doors to the rear. Radiator. Coving. Modern wood door to the utility room. Glazed door to the:

### Kitchen/Breakfast Room

13'9" x 11'11" (4.19 x 3.63)

UPVC double glazed window to the rear. Radiator. Extensive range of wall, base drawer and larder units with under cupboard lighting, glass splash-backs and solid wood work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level electric double oven. Built-in four-ring induction hob with extractor hood over. Integrated dishwasher, fridge and freezer. Island unit with breakfast bar. Cupboard housing replacement floor standing boiler (2023). Wood effect flooring and inset ceiling spotlights. Smoke alarm. Part glazed door to the:

### Conservatory

19'2" x 7'10" (5.84 x 2.39 )

UPVC double glazed and brick construction with French doors to the rear and side. Radiator. Wood effect flooring.



### Refitted Utility Room

11'5" x 10'1" (3.48m x 3.07m)  
UPVC double glazed window to the rear.  
Contemporary towel radiator. Shaker style wall and base mounted units with solid wood work surfaces. Belfast sink with mixer tap. Plumbing for washing machine. Space for dryer and fridge/freezer. Wood effect flooring and inset ceiling spotlight. Modern wood door to the garage. Modern wood door to the:

### Refitted Cloakroom

UPVC double glazed window to the rear. Anthracite towel radiator. Two piece white suite comprising corner wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect flooring.

### Bedroom One

12'9" x 11'3" (3.89 x 3.43)  
UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Built-in run of wardrobes and drawers; high level cupboard and bedside tables. Coving and inset ceiling spotlights.

### Bedroom Two

11'3" x 9'7" (3.43 x 2.92)  
UPVC double glazed window to the side. Radiator. Built-in double wardrobe. Coving.

### Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Four piece white suite with fully tiled surrounds comprising corner bath, large walk-in shower cubicle with mains shower and sliding doors enclosing, wash hand basin and w/c with dual push flush. Tiled flooring, coving and inset ceiling spotlights. Extractor fan.

### FIRST FLOOR

#### Landing

UPVC double glazed window to the rear. Double doors to large storage cupboard housing pressurised hot water tank and eaves storage. Doors off and into:

#### Bedroom Three

14'10" x 11'4" (4.52 x 3.45)  
UPVC double glazed window to the rear. Radiator. Storage cupboards with sliding doors enclosing. Coving.

#### Bedroom Four

12'9" x 10'4" (3.89 x 3.15)  
UPVC double glazed window to the rear. Radiator. Double doors to storage cupboard. Coving. Panelled door to:

### Bedroom Five/Games Room

18'5" x 7'10" (5.61 x 2.39)  
UPVC double glazed window to the rear. Radiator. Television point. Storage cupboard. Coving.

### Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising shower cubicle with electric shower and bi-fold doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring, coving and inset ceiling spotlights. Extractor.

### EXTERNALLY

#### To The Front

Large driveway providing off road parking for several vehicles. Paved path leading to the front door with entrance light. Well maintained garden with large area laid to lawn and well stocked mixed borders with a variety of plants and shrubs. Gated side pedestrian access.

#### To The Rear

Good sized enclosed and well maintained tiered rear garden with far reaching views comprising paved patio area to the immediate rear with sun awning, steps leading down to additional paved patio area and large area laid to lawn, well stocked established mixed borders with a variety of plants, trees and shrubs; additional lawn area. Conifers concealing large storage area and two sheds. External tap and light. All enclosed by fencing and hedgerow.

### Garden Bar Room

11'0" x 10'8" (3.35m x 3.25m)  
Timber construction with windows and double doors to the front. Power and lighting.

### Garage

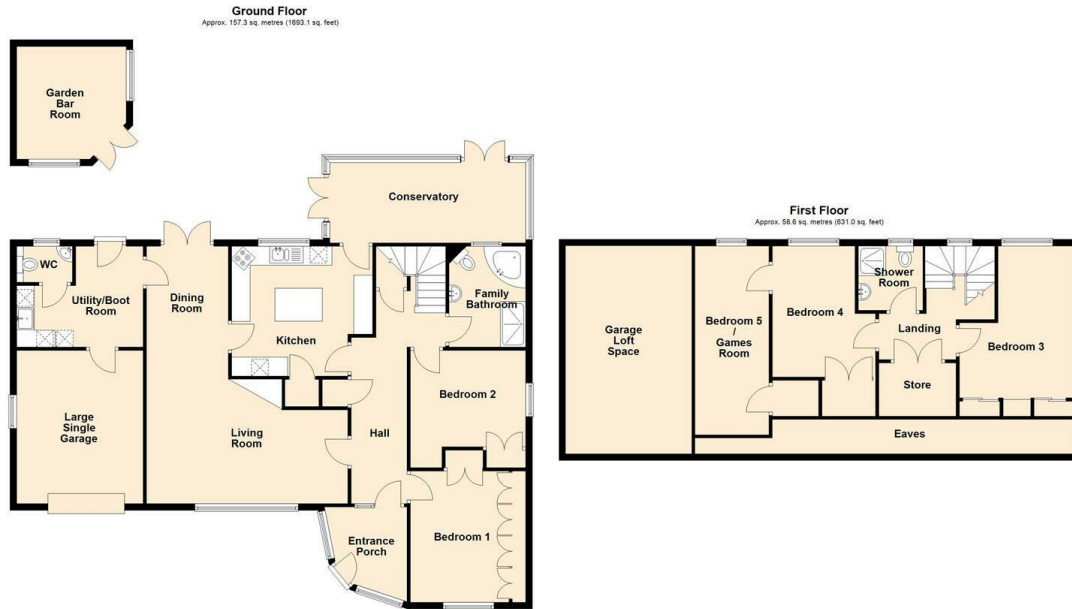
14'8" x 12'0" (4.47m x 3.66m)  
Electric roller door to the front. Power and lighting. UPVC double glazed window to the side. Work bench and base mounted units. Ladder to:

### Garage Loft Room

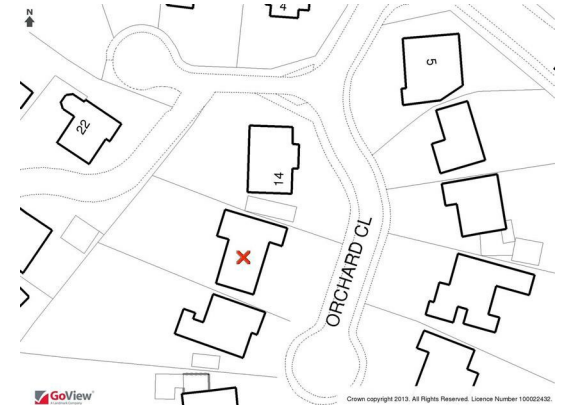
15'3" x 12'3" (4.65m x 3.73m)  
Power and lighting. Potential to connect to main house.



Tenure **Freehold**  
 Council Tax Band **E**  
 EPC Rating **D**



Total area: approx. 215.9 sq. metres (2324.1 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.