

**TOWN&COUNTRY**  
ESTATES



**Broadmead, Trowbridge, Wiltshire BA14 9BX**

**£375,000**



## LOCATION

Broadmead is a sought after residential development, on the Bath side of Trowbridge, within walking distance of local amenities, the well regarded Walwayne Court primary school, all of the towns secondary schools, bus routes and train station, providing direct links to Bath, Bristol and beyond. Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

## DESCRIPTION

Town & Country Estates are delighted to offer for sale this lovely four bedroom detached family home, in the sought after Broadmead development, on the Bath side of Trowbridge. Conveniently located on the cusp of local amenities (including a Tesco Express, Pharmacy & family friendly pub), bus routes and the well regarded Walwayne Court Primary School, but also within easy reach of Secondary Schools, town centre and train station, it's easy to see why this area is such a favourite. The deceptively spacious accommodation comprises an entrance hall, tastefully decorated dual aspect lounge, a good size kitchen/dining room, conservatory, utility room with a very welcome shower cubicle, cloakroom toilet, four bedrooms and bathroom.

Further notable features include uPVC double glazing, gas central heating, plentiful off road parking and a wonderful rear garden, with home office and hot tub.

## ENTRANCE HALL

You enter the property through a composite part glazed door into the entrance hall, where there is wood effect flooring, radiator, stairs to the first floor with storage beneath and doors to the lounge, kitchen/dining room, cloakroom toilet, a storage cupboard with water softener and a second smaller cupboard.

## LOUNGE

18'4" x 11'1"

The well presented dual aspect lounge has uPVC double glazed windows to the front and side - flooding the room with lots of natural light. There is a decorative panelled wall, two radiators and modern dimmable lighting.

## KITCHEN/DINING ROOM

18'4" x 11'1"

The good size kitchen/dining room has two uPVC double glazed windows to the rear, a range of matching base, wall and drawer units with solid wood worksurfaces, inset 1 1/2 bowl sink unit with chrome mixer tap and attractive tiled splashbacks, Rangemaster oven with gas hob and wok burner, chimney hood and light over, integrated dishwasher, under cupboard feature lighting, wooden effect flooring continuing from the entrance hall, a radiator in the dining area and a uPVC glazed door to the conservatory.

## CONSERVATORY

19'0" x 8'6"

With multiple windows to the rear, this welcome additional reception space is great place to enjoy the rear garden. The room has two radiators, wood effect flooring glazed double doors to the patio and a door to the utility/shower room.

## UTILITY/SHOWER ROOM

Created from the rear of the garage, this really useful utility space has two windows to the rear, plumbing for a washing machine, space for a large fridge/freezer and a tumble dryer. Another huge benefit is the shower cubicle, with chrome mains shower and glazed door - being a family of five, the current vendors absolutely found this a huge advantage when they had it installed.

## CLOAKROOM TOILET

With an obscure uPVC double glazed window to the side, a closed couple WC, vanity unit with inset corner basin and chrome mixer tap, attractive tiled splashbacks and a radiator.





## FIRST FLOOR LANDING

The first floor landing has a uPVC double glazed window to the side, access to a part boarded loft and doors to all bedrooms and the bathroom.

## BEDROOM ONE

11'1" x 9'10" to wardrobe

Bedroom one has a uPVC double glazed window to the front, built-in wardrobes and a radiator.

## BEDROOM TWO

11'1" x 8'10"

Bedroom two has a uPVC double glazed window to the rear, built-in double wardrobe and radiator.

## BEDROOM THREE

11'1" x 7'2"

The third double bedroom has a uPVC double glazed window to the rear, radiator and an airing cupboard with a wall mounted Vaillant condensing combination gas boiler (last serviced August 2026).

## BEDROOM FOUR

11'1" x 6'6"

A good size single, the fourth bedroom has a uPVC double glazed window to the front and a modern vertical radiator.

## BATHROOM

The bathroom has an obscure uPVC double glazed window to the side, panelled bath with chrome mains shower over, vanity unit with storage, inset basin with chrome mixer tap, mirror and lighting, dual flush WC, tiled splashbacks, radiator and inset ceiling spotlights.

## EXTERIOR

### FRONT

The front of the property provides comfortable off road parking for four cars, an outside light and access to the house and garage.

### REAR GARDEN

The wonderful rear garden really is a credit to the current owners. A paved patio immediately from the rear of the house leads to a lawn, gorgeous planted borders, a Platinum Spas hot tub with gazebo and sail (both included in the sale), metal shed, outside light and home office.

### HOME OFFICE

Professionally built and installed in 2020, the versatile home office offers a wealth of uses and benefits hardwired Wi-Fi, multiple double power sockets and lights.

### GARAGE

11'5" max x 8'6" max

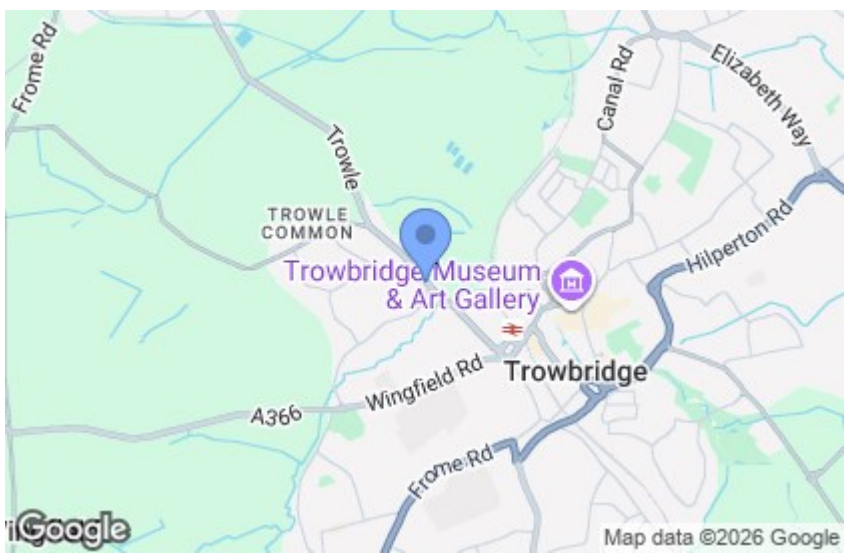
With double wooden doors to the front, power, light, tap and the NVR for a CCTV system with cameras to the front and rear (included in the sale).

The rear of the garage was converted to create the utility/shower room.

## ADDITIONAL INFORMATION

Council Tax Band - D

EPC - to follow





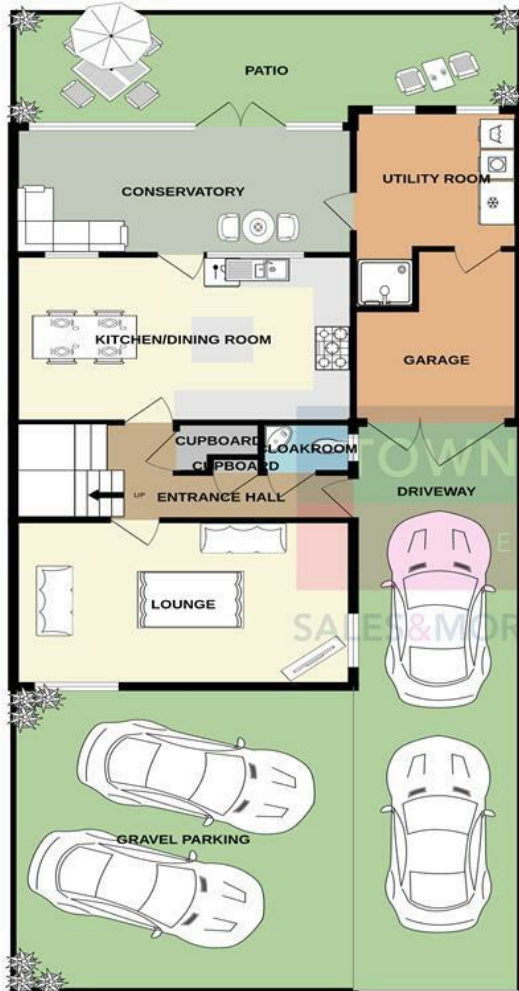




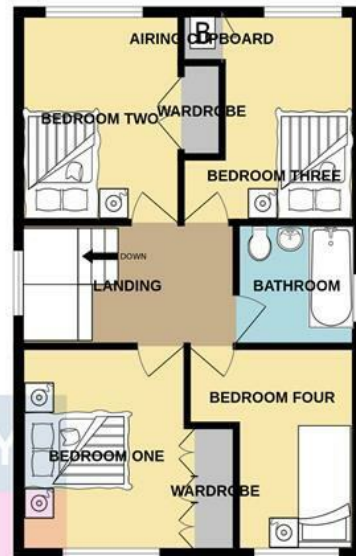




GROUND FLOOR



1ST FLOOR



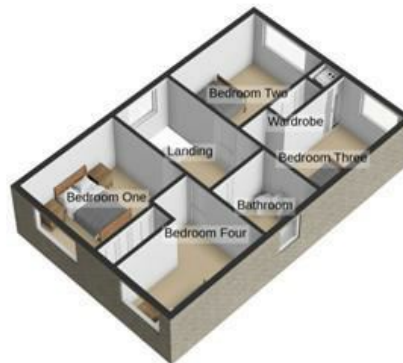
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Ground floor  
873 sq.ft. (81.1 sq.m.) approx.



1st floor  
528 sq.ft. (49.1 sq.m.) approx.



Total Floor Area : 1401 sq.ft. (130.2 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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