



33 St. Nicholas Close

North Bradley Trowbridge BA14 0TH

A well-presented three-bedroom detached home situated in the popular village of North Bradley. The property benefits from a newly fitted kitchen, modern gas central heating and a garage, making it an ideal family home in a peaceful village setting. Accommodation comprises large lounge/dining room, kitchen, utility, refitted cloakroom, main bedroom with refitted ensuite, and family bathroom. Additional features include UPVC double glazing, enclosed south-east facing garden with private aspect and driveway. Offered for sale with no onward chain - Viewing highly recommended.

Offers Over £325,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured uPVC double glazed entrance door to front. Radiator and central heating thermostat. Stairs to first floor. Doors off & into:

Refitted Kitchen

10'3 x 8'9 (3.12m x 2.67m)

uPVC double glazed window to front. Laminate flooring. Space for under counter fridge and freezer. Modern range of wall and base units, rolled top laminated work surfaces, composite sink and drainer unit with stainless steel mixer tap. Four ring gas hob with electric oven under and stainless steel extractor over. Under-stairs storage cupboard. Radiator. Door into:

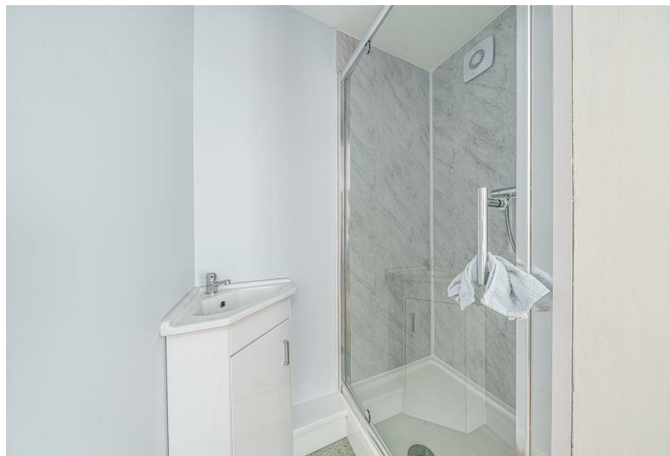
Utility Room

6'6 x 6'2 (1.98m x 1.88m)

uPVC double glazed window to side, uPVC double glazed door to side. Wall and base units. Laminate rolled edge work surfaces. Space for washing machine and tumble drier. Radiator.

Refitted Cloakroom

Obscured uPVC double glazed window to rear. Refitted two piece suite comprising corner sink with high gloss vanity unit under & mixer tap. Tiled splash backs. Low flush w/c.



Lounge/Dining Room

21'3 x 15'3 (6.48m x 4.65m)

Box bay uPVC window to front and uPVC double glazed window to rear. Two radiators. Dado rail. uPVC double glazed French doors to rear. Television and telephone points.

FIRST FLOOR

Landing

uPVC double glazed window to side. Loft access. Airing cupboard housing modern gas central heating combi boiler (installed 2020). Doors off and into:

Bedroom One

11'7 x 8'5 (3.53m x 2.57m)

uPVC double glazed window to rear. Radiator. Built in double wardrobes with sliding wood doors enclosing. Doorway leading into:

Refitted En-Suite

Corner wash hand basin with mixer tap, tiled splashbacks and vanity unit beneath. Large double shower unit with aqua boarding surround and shower over. Extractor fan.

Bedroom Two

13'0 x 7'1 (3.96m x 2.16m)

Two uPVC double glazed windows to front. Radiator.

Bedroom Three

9'2 x 8'5 (2.79m x 2.57m)

uPVC double glazed window to front. Built in cupboard. Radiator.

Family Bathroom

Obscured uPVC double glazed window to rear. Three piece suite comprising panelled bath with handheld shower and tiled surrounds, dual flush low level w/c, and wash hand basin with mixer tap and tiled splash backs. Radiator.

EXTERNALLY

To The Front

Garden with areas laid to lawn and a variety of plants and shrubs. Pathway to the front door with storm porch. Pedestrian side access into rear garden. All enclosed by four foot hedgerow.

Rear Garden

Good sized, well tended walled garden boasting south-east facing private aspect; comprising laid to lawn, patio and stocked with a variety of mature plants, trees and shrubs. Outside lights. Gated rear access onto driveway. Outside tap. All enclosed by fencing and walling.

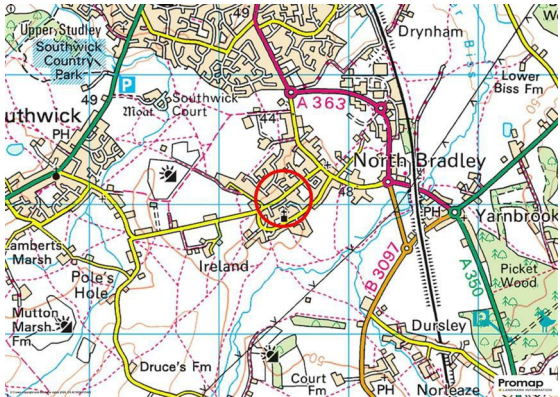
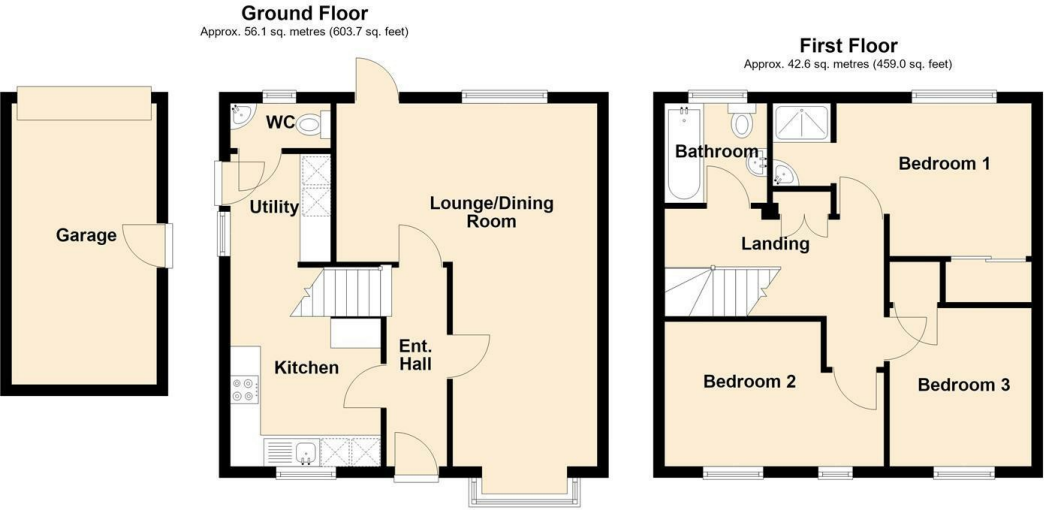
Garage

16'5 x 8'6 (5.00m x 2.59m)

Up and over door to front. uPVC double glazed door to side. Power and lighting. Shelving.



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




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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.