



31 Cranmore Close

Trowbridge BA14 9BU

A beautifully presented, seldom available five double bedroom link-detached home on the popular Broadmead Estate. The spacious interior features an spacious entrance hall, downstairs cloakroom / utility, living room, 25ft x 18ft refitted kitchen, five double bedrooms and a bathroom. Other benefits include parking for multiple cars, electric car charging point and private garden with a rear gate opening onto green space.

Offers Over £400,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Modern composite door to front, tiled flooring, uPVC window to front, radiator.

Kitchen / Dining Room

A beautifully refitted kitchen with a range of wall and base units, laminate flooring, integral fridge / freezer, integral dishwasher, granite working surfaces, stainless stainless Belfast sink, four ring 'Neff' electric hob with extractor over, integrated wine fridge, large corner larder unit, Velux windows, LED down lights, smoke alarm, Tri-fold doors to rear, 'AEG' built in microwave, modern vertical radiator, modern multi-fuel log burner.

Inner Hall

Laminate Flooring, down lights, under stairs storage area.

Cloak Room / Utility Room

Tiled flooring with low flush W/C and hand wash basin with mixer Tap. Extractor fan. Space to stack Washing machine and tumble dryer.

Living Room

Spacious living room with dual aspect. uPVC to front and side. Radiator, TV point.

Bedroom Five

uPVC to rear, vertical radiator, TV point, downlights

En-Suite

Tiled flooring, low flush WC, walk in shower, down lights, heated chrome towel rail, extractor, hand wash basin with mixer tap

FIRST FLOOR

Landing

With loft access, uPVC window to side, smoke alarm.

Bedroom One

uPVC to front, large double mirrored sliding wardrobe, radiator.

Bedroom Two

uPVC to rear, radiator

Bedroom Three

uPVC to rear, radiator

Bedroom Four

uPVC to front, radiator

Re-fitted Bathroom

Re-fitted Bathroom suite with tiled flooring, Low flush w/c, high gloss vanity unit and stainless steel mixer tap. Panelled bath with folding shower screen, shower over and obscured uPVC window to side. LED Down lights.

EXTERNALLY

Rear Garden

To the rear is a very private rear garden laid to grass and patio. Gated rear access leading onto green space. Pergola, large shed, two wood stores, outside tap and gated side access.

Driveway Parking for several cars

There is a driveway double width driveway for several cars and the benefit of an electric car charging point.



Tenure
Council Tax Band
EPC Rating



Total area: approx. 147.3 sq. metres (1585.3 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.