



120 Bradley Road

Trowbridge BA14 0RG

A spacious, extended and updated three/four bedroom detached chalet style property on a large plot boasting parking to the front and rear for several vehicles, ideal for caravan/camper van, and a double garage/workshop; situated on the Westbury side of town near to schools, bus route and retail park. Accommodation comprises entrance porch, hallway, 20ft living room, family room room, kitchen/dining room, utility/boot room, refitted ground floor shower room and loft/hobby room/4th bedroom. Features include UPVC double glazing, gas central heating with modern Valliant combi boiler, and good sized south-west facing rear garden with private aspect. Offered for sale with no onward chain - Viewing recommended.

Guide Price £350,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed windows and French doors to the front. Tiled flooring. Obscured double glazed composite door to the:

Hallway

Radiator. Stairs to the first floor. Wood effect flooring and inset ceiling spotlights. Doors off and into:

Living Room

21'2" x 11'1" into bay (6.45m x 3.38m into bay)
UPVC double glazed bay window to the front and UPVC double glazed window to the side. Two radiators. Feature stone fireplace. Television point. Wall lights and coved ceiling. Door to the:

Family Room

11'1" x 9'8" (3.38m x 2.95m)
Two UPVC double glazed windows to the side and UPVC double glazed window to the rear. Radiator. Wall light. Door to the:

Kitchen/Dining Room

18'8" x 12'2" (5.69m x 3.71m)
UPVC double glazed window to the rear.
Radiator. Extensive range of wall, base, drawer and larder units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Gas cooker with extractor over. Plumbing for dishwasher. Space for fridge/freezer. Tiled flooring and inset ceiling spotlights. Storage cupboard. Space for dining table. Wall mounted Vaillant boiler. UPVC double glazed door and window to the:

Utility/Boot Room

7'6" x 6'8" (2.29m x 2.03m)
UPVC double glazed with sliding doors to the side. Tiled flooring. Drawer unit with work top. Plumbing for washing machine.

Bedroom One

13'4" x 9'7" (4.06m x 2.92m)
UPVC double glazed window to the rear. Radiator. Built-in cupboard.

Bedroom Two

13'3" x 11'0" into bay (4.04m x 3.35m into bay)
UPVC double glazed bay window to the front. Radiator.

Refitted Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains shower over and glass screens enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring, coved ceiling and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Bedroom Three

10'3" x 8'11" (3.12m x 2.72m)
UPVC double glazed window to the rear.
Radiator. Access to eaves storage.

Loft/Hobby Room

13'1" x 15'7" max (3.99 x 4.75 max)
UPVC double glazed window to the front.
Radiator. Built-in cupboards.

EXTERNALLY

To The Front

Gravel driveway providing off road parking for several vehicles. EV charging point. Area laid to lawn with plants and shrub. Gated side pedestrian access leading to the rear.

To The Rear

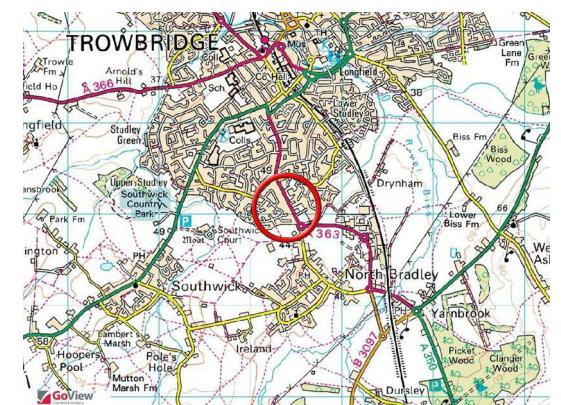
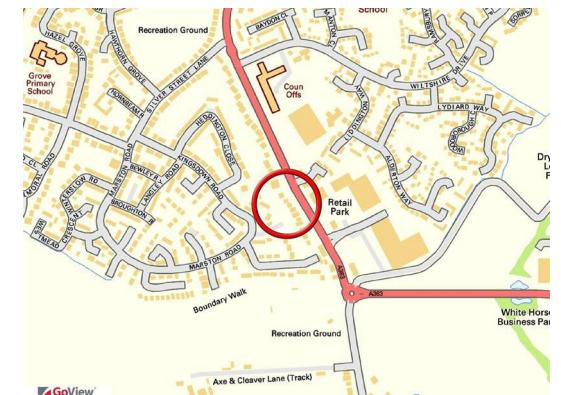
Good sized south-west facing rear garden with private aspect comprising patio area to the immediate rear, areas laid to lawn, gravel areas, additional patio area and a variety of plants and shrubs. Large garden shed and greenhouse. Large storage area to the side. Trellis style fencing separating garden from rear driveway with parking for several vehicles, including caravan/camper van. All enclosed by fencing and walling with metal vehicular double gates to the rear (leading onto Silver Street Lane).

Double Garage/Workshop

21'5" x 18'4" (6.53m x 5.59m)
Concrete construction with timber cladding and corrugated roof. Double glazed window to the side. Double doors to the side.



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



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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.