



24 Rambler Close

Trowbridge BA14 9SL

A fantastic opportunity to purchase an extended, three bedroom, semi detached family home tucked away in a cul-de-sac position within the highly regarded Broadmead development on the BOA side of town. The property boasts a large corner plot, fabulous private garden and potential to extend into a larger home if required (subject to planning permission). Accommodation comprises large modern kitchen, two good sized reception rooms, conservatory/utility room, and a modern family bathroom. Additional benefits include UPVC double glazing, gas central heating, detached garage and off road parking for several vehicles. The property is also sold with the added benefit of NO CHAIN.

Guide Price £325,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed door to the front. Wall light. NB: by moving the front door there is potential to create a cloakroom. Part glazed panelled door into:

Inner Hallway

Smoke alarm. Radiator. Staircase to first floor. Part glazed panelled doors into living room and into family room.

Family Room

24'3" x 9'1" (7.4 x 2.77)

UPVC double glazed windows to the front and side. UPVC double glazed French doors to the rear. Two radiators. Three wall lights. Coving to ceiling. Television point. Access to loft space.

Living Room

14'2" x 13'11" (4.31 x 4.23)

UPVC double glazed window to the front. Radiator. Coving to ceiling. Telephone point. TV point. Part glazed panelled door into

Kitchen/Dining room

17'5" x 9'5" (5.31 x 2.87)

Two UPVC double glazed windows to the rear. Extensive range of modern wall, base and drawer units with gloss finish, tiled splash-backs and square edge worktops. Composite inset single sink unit with mixer tap. Inset four burner gas hob with glass splash-backs and extractor fan over. High level integrated Hotpoint double oven. Plumbing for dishwasher. Television point. Anti-slip vinyl floor. Inset LED spotlights to ceiling. Door to under-stairs storage cupboard. Wall hung fuse box. Enclosed Worcester central heating boiler. UPVC double glazed door to into:

Conservatory/Utility Room

16'3" x 11'3" (4.96 x 3.42)

UPVC double glazed and brick construction with polycarbonate pitched roof. UPVC double glazed door into garden. Plumbing for washing machine and space for dryer. Base units with rolled edge worktops. Stainless steel single sink with mixer tap. Space for additional under-counter appliances.

FIRST FLOOR

Landing

UPVC double glazed window to side. Balustrade. Smoke alarm. Panelled door into airing cupboard with linen shelving, lagged water tank and pump for power shower. Panelled doors off.

Bedroom One

10'11" x 11'3" (3.34 x 3.42)

UPVC double glazed window to the front. Radiator. Television point. Double doors to built-in wardrobes with hanging rail.

Bedroom Two

10'11" x 9'8" (3.34 x 2.95)

UPVC double glazed window to the rear. Radiator. Double doors into built-in wardrobes with hanging rail.

Bedroom Three

8'4" x 7'9" (2.54 x 2.37)

UPVC double glazed window to front. Radiator. Door to storage cupboard over stairs bulkhead.

Family Bathroom

UPVC double glazed window to rear. Towel radiator. Three-piece white suite with part tiled surrounds comprising dual flush WC, pedestal wash hand basin with mixer tap and panel bath with mixer shower, mains shower over and glass shower screen. Anti-slip vinyl floor. Extractor fan.

EXTERNALLY

To The Front

Path to front door and side gate access. Outside light. Gravel beds and areas laid to lawn. Large driveway with parking for at least three vehicles. NB: There is also potential to create further parking by removing the lawn area to front.

To The Rear

Large, enclosed corner plot garden with highly private aspect comprising large area laid to lawn with circular feature patio and half moon dwarf wall seating area enclosing. Garden Shed. Small patio to immediate rear and large paved pathway to side gated access. Greenhouse. Gas and electric meters. All enclosed by lattice, mesh and panel fencing.

Single Garage

16'9" x 7'10" (5.1 x 2.4)

Up and over door to front. Power and lighting.

AGENTS NOTE:

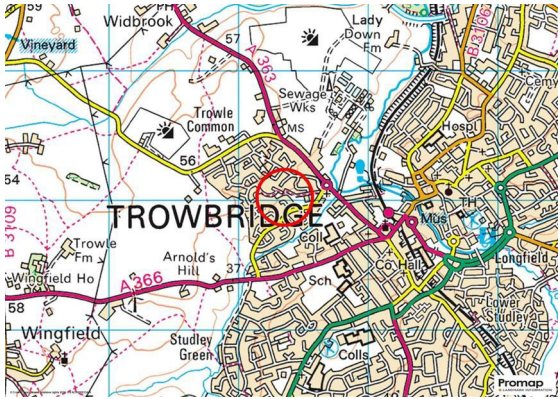
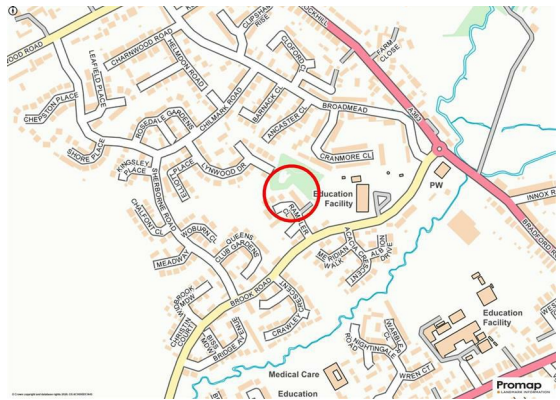
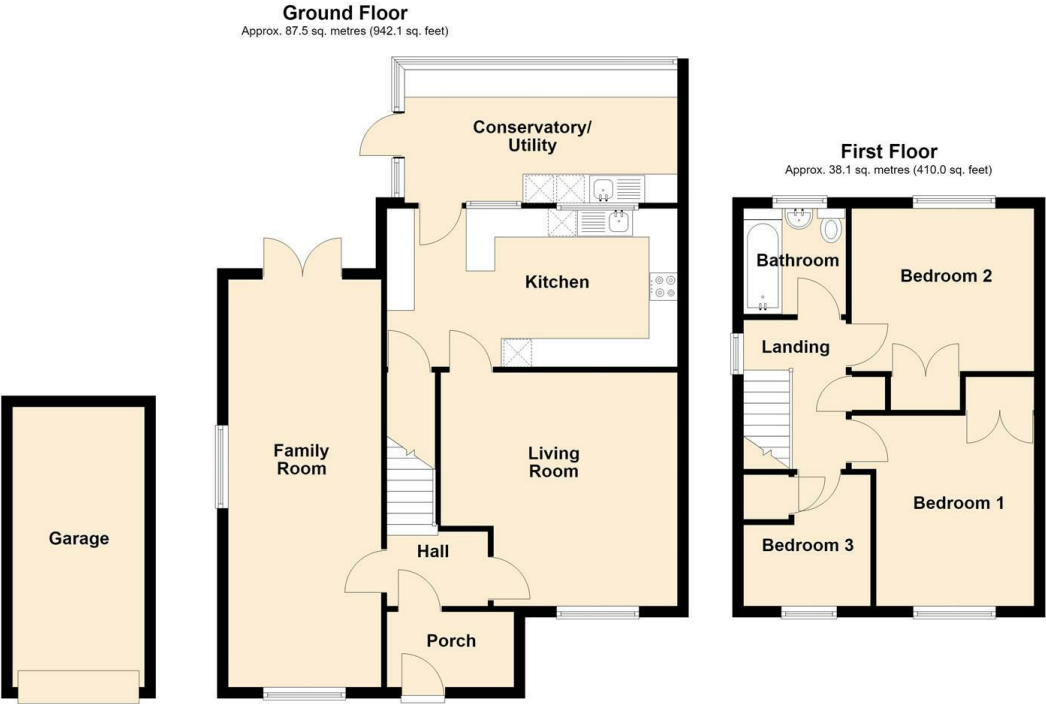
Our vendor has advised the red brick dwarf wall on the left-hand side of the driveway as you approach the house can be removed to widen the driveway access if required.

AGENTS NOTE:

We hold copies of the plans for the extension approved in 1984. According to the plans the Foundations are 9ft in depth.



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




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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.