



Wrights
01225 755553

Broadmead, Trowbridge, Wiltshire, BA14 9BY

£475,000

Situation

The property is situated on the sought after Broadmead estate, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station.

The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Spacious four bedroom detached family home

Desirable Broadmead development on the Bath side of Trowbridge

Large principal bedroom with en-suite

Four versatile reception areas

Large conservatory overlooking the rear garden

Fitted kitchen with adjoining utility room

Ground floor cloakroom

Integrated garage and driveway parking

Generous enclosed rear garden

No onward chain



Situated within the highly desirable Broadmead development on the Bath side of Trowbridge, this substantial four-bedroom detached family home offers exceptionally spacious and versatile accommodation extending to approximately 1,870 sq ft.

The generous ground floor provides multiple reception rooms including a spacious lounge, dining room, family room, snug and a large conservatory, together with a fitted kitchen, utility room, cloakroom and integral garage. Upstairs are four well proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom. Outside, the property enjoys ample driveway parking to the front and a generous enclosed rear garden. Combining an enviable location with impressive proportions and fantastic potential, this is a wonderful family home ready for its next chapter.

Sold with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With wooden front door, radiator, stairs to the first floor with storage cupboard under and obscured window to the front.

Cloakroom 7' 1" x 4' 5" (2.17m x 1.35m)

With white suite comprising hand basin with vanity unit and close coupled W.C, heated towel rail, inset ceiling spotlights, built in storage cupboard and obscured PVCu double glazed window to the front.

Lounge 11' 7" x 15' 3" (3.52m x 4.66m)

With radiator, open fireplace with wooden surround and PVCu double glazed window to the front.

Family Room 10' 2" x 8' 10" (3.11m x 2.69m)

With wood laminate flooring, radiator, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

Dining Room 9' 5" x 9' 4" (2.87m x 2.85m)

With wood laminate flooring, radiator and PVCu sliding doors to the conservatory.

Kitchen 10' 0" x 12' 6" (3.06m x 3.82m)max

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated double oven and ceramic hob with extractor hood, cupboard housing gas boiler, space for fridge, PVCu double glazed window and PVCu door to the conservatory.

Utility room 10' 2" x 7' 1" (3.09m x 2.15m)max

With tiled flooring, a range of base units, worktops with tiled splash backs, inset sink and drainer unit, space for washing machine and PVCu double glazed windows to both sides.

Snug 10' 1" x 13' 2" (3.08m x 4.02m)max

With radiator, wall mounted electric fire, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

Conservatory 19' 0" x 8' 8" (5.79m x 2.64m)

With radiator, PVCu double glazed windows and sliding patio door to the rear.

First Floor

Landing

With a large PVCu double glazed window to the front.

Bedroom 1 18' 10" x 10' 10" (5.74m x 3.30m)max

With two radiators and two PVCu double glazed windows to the rear.

En-suite 7' 9" x 4' 4" (2.35m x 1.32m)

With white suite comprising quadrant shower enclosure with electric shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the front.

Bedroom 2 10' 4" x 8' 10" (3.16m x 2.70m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 10' 2" x 7' 11" (3.11m x 2.41m)

With radiator and PVCu double glazed window to the rear.

Bedroom 4 7' 2" x 7' 0" (2.19m x 2.13m)

With radiator and PVCu double glazed window to the front.

Bathroom 7' 3" x 6' 10" (2.21m x 2.08m)

With white suite comprising jacuzzi bath with electric shower over, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Externally**To the front**

The property is approached via a generous tarmac driveway providing off road parking for several vehicles and leading to an integral garage. A neatly maintained front garden with lawn and mature shrub borders enhances the property's kerb appeal, while a paved pathway leads to the covered entrance door. Gated side access provides access to the rear garden.

Garage 7' 8" x 17' 6" (2.34m x 5.33m)max

With up and over door to the front, power, light, internal door to the Utility room and window to the side.

To the rear

The generous rear garden offers an excellent outdoor space, predominantly laid to lawn and bordered by mature trees, established shrubs and timber fencing, creating a good degree of privacy. A spacious paved patio extends across the rear of the property, providing the perfect setting for outdoor dining and entertaining, with direct access from the house. Towards the rear of the garden is a substantial timber summerhouse, ideal as a garden retreat or hobby space, together with a useful storage shed. The garden enjoys plenty of space for families, keen gardeners and those looking to make the most of outdoor living.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST

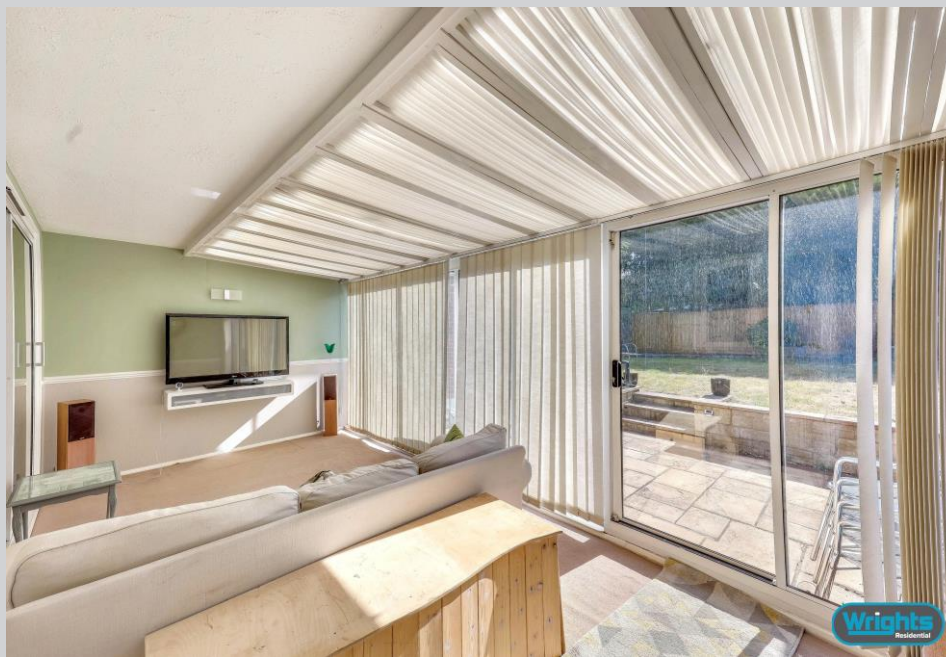


Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553







Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



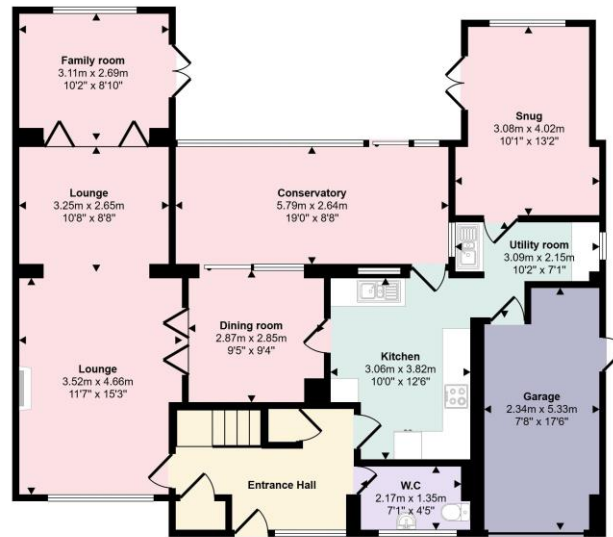


Wrights
01225 755553

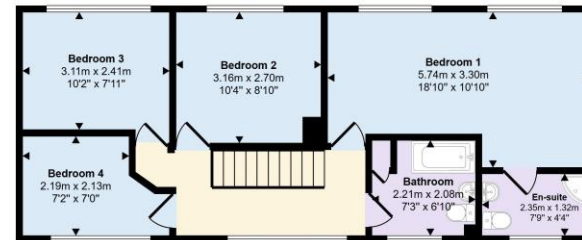
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

Approx Gross Internal Area
174 sq m / 1870 sq ft

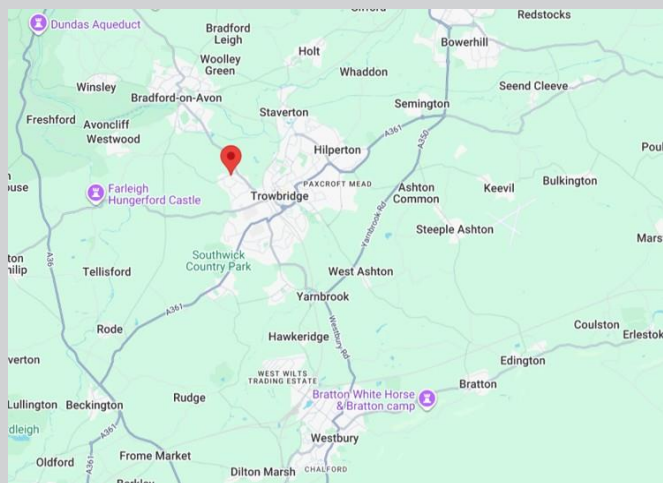
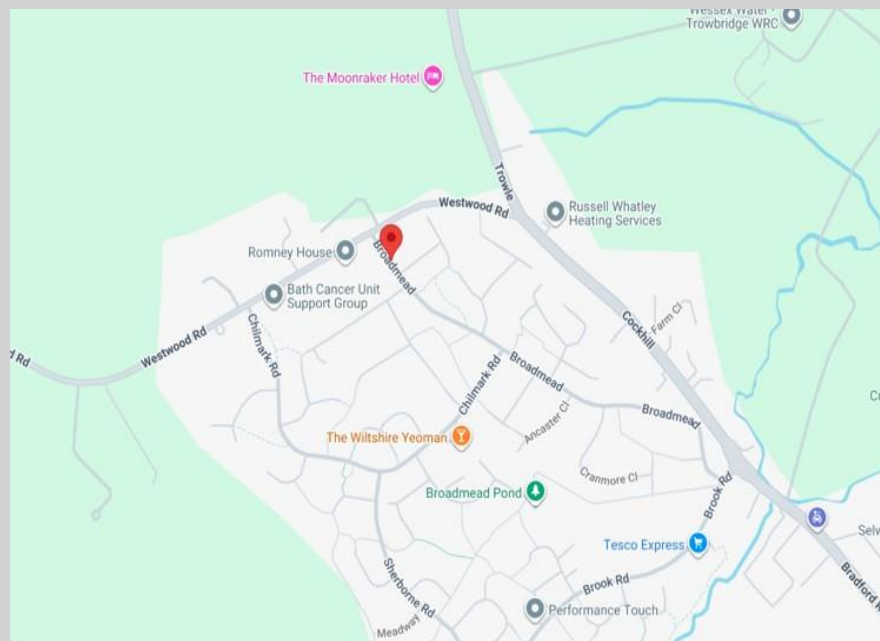


Ground Floor
Approx 116 sq m / 1244 sq ft



First Floor
Approx 58 sq m / 626 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.