

**TOWN & COUNTRY**  
ESTATES



**Shore Place, Broadmead, Trowbridge, Wiltshire BA14 9TB**

**Guide Price £539,000**

## LOCATION

Broadmead is a sought after family friendly residential development, on the Bradford-on-Avon/Bath side of Trowbridge. This particular home backs onto open green space and is within easy reach of the well regarded Walwayne Court Primary School, bus routes, Tesco Express, chip shop, pharmacy and popular pub.

Secondary Schools, Trowbridge town centre and train station are close by, making this area popular with families and commuters alike.

## DESCRIPTION

NO ONWARD CHAIN - A largely extended, remodelled & very well presented five bedroom detached family home, found in a small cul-de-sac within this desirable development, on the Bath side of Trowbridge, backing onto open green space.

The ground floor accommodation comprises a lounge, dining room, cloakroom toilet, utility room and a fantastic kitchen/breakfast/family room, ideal for entertaining.

Upstairs, the master bedroom has an immaculate shower room and far reaching views of Westbury White Horse, there are three further double bedrooms, a good size single bedroom and a modern family bathroom.

Externally, there is a spacious, private rear garden backing onto open green space, a blocked paved drive providing off road parking for three cars and a huge garage, part converted to the rear to create a home gym - this space could be further developed (subject to planning) to extend the homes' living space or to provide a designated work from home space.

## ENTRANCE HALL

You enter the property through an obscure glazed uPVC door into the entrance hall. There is an an obscure double glazed panel to the front, wood effect flooring, a radiator. stairs to the first floor and doors to the lounge, kitchen, cloakroom toilet and under stairs cupboard.

## LOUNGE

15'1" x 11'1"

With a uPVC double glazed bay window to the front, TV point and radiator. An opening leads through to the dining room.

## DINING ROOM

9'10" x 9'2"

The formal dining room could also make the perfect playroom or snug. The room has wood effect flooring, a radiator, uPVC double glazed French doors opening to the rear garden and a door to the kitchen.

## KITCHEN/BREAKFAST/FAMILY ROOM

The hub of this family home is the fantastic kitchen/breakfast/family room.

## KITCHEN/BREAKFAST AREA

The kitchen has a uPVC double glazed window to the rear, a range of matching base, wall and drawer units with square edge worksurfaces, breakfast bar, 1 1/2 bowl sink with chrome mixer tap and attractive tiled splash backs, space for a Range style cooker with extractor and light over, an integrated low level microwave, plumbing for a dishwasher, space for an American style fridge/freezer, inset ceiling spotlights, wood effect flooring and an door to the inner hall with an internal door to the garage. The kitchen/breakfast room leads through to the family area.

## FAMILY AREA

With space for a sofa, television and dining set, this is a great social space. There is a radiator, wood effect flooring continued from the kitchen, inset ceiling spotlights, uPVC double glazed French doors to the rear garden and a door to the utility room.

## UTILITY ROOM

The useful utility room has a range of matching base and wall units, inset sink with chrome mixer tap, plumbing for a washing machine, space for tumble dryer and an obscure glazed uPVC door to the rear garden. Concealed in a cupboard is a wall mounted Baxi gas boiler.

## CLOAKROOM

There is an obscure uPVC double glazed window to the front, vanity unit with storage with inset basin, chrome mixer tap and tiled splashbacks, a dual flush WC, radiator and wood effect flooring.

## FIRST FLOOR LANDING

The landing offers access to the loft and doors to all bedrooms, the family bathroom and airing cupboard.



### BEDROOM ONE

16'4" x 12'1" max

The principal bedroom has a uPVC double glazed window to the rear, where, on a clear day, you have views of Westbury White Horse, there are built in wardrobes, a radiator, feature wood clad wall with inset spotlights and a door to the ensuite shower room.

### ENSUITE

The welcome ensuite has an obscure uPVC double glazed window to the side, corner shower cubicle with chrome mains shower rainfall effect shower head and hand attachment, vanity storage unit with inset basin and chrome mixer tap, dual flush WC, attractive tiled walls, chrome heated towel rail, inset ceiling spotlights and an extractor fan.

### BEDROOM TWO

13'1" x 12'1"

Bedroom two has a uPVC double glazed window to the front, two built in wardrobes, a built in desk and radiator.

### BEDROOM THREE

11'5" x 9'10"

Bedroom three has uPVC double glazed window the front, built in double wardrobe and a radiator.

### BEDROOM FOUR

11'1" x 9'10"

The fourth double bedroom has a uPVC double glazed window to the rear with views across fields, built in double wardrobe and a radiator.

### BEDROOM FIVE

8'6" x 7'10"

The large single bedroom has a uPVC double glazed window to the front, a built in cabin bed, storage cupboard and a radiator.

### FAMILY BATHROOM

The luxury family bathroom has an obscure double glazed uPVC window to the rear, the contemporary design offers a double ended bath with central chrome mixer tap, electric shower and bi-folding screen, a wall hang vanity cupboard with freestanding ceramic bowl with chrome mixer tap, dual flush WC, chrome heated towel rail, attractive tiled splash backs and inset ceiling spotlights.

### EXTERIOR

#### FRONT

The front of the property has a block paved drive providing parking for three cars, there is a raised lawn with mature bush, path to the front door with storm porch over and outside light. Up and over door to the garage and a gate to the rear garden.

#### REAR GARDEN

The spacious, private and enclosed rear garden has a large paved patio immediately from the rear of the house, with the rest of the outside space mainly laid to lawn. There is a shed, outside tap and to the rear, a hard standing with storage area and a gate leading to the open green space.

#### GARAGE

The extended garage offers superb space, with an up and over door to the front, power, light, internal access to the house and a door to the rear store/gym.

#### REAR STORE/GYM

A home gym has been created to the rear of the garage. There is a uPVC double glazed window and door to the garden, power and light - this space could be further developed (subject to planning) to extend the homes' living space or to provide a designated work from home space.

### ADDITIONAL INFORMATION

Council Tax Band - E

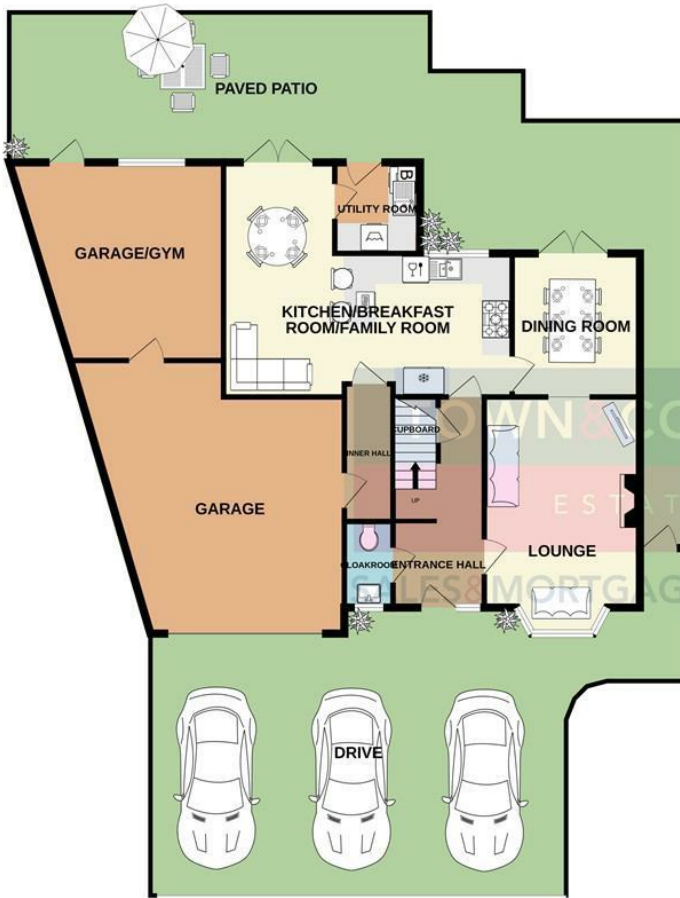
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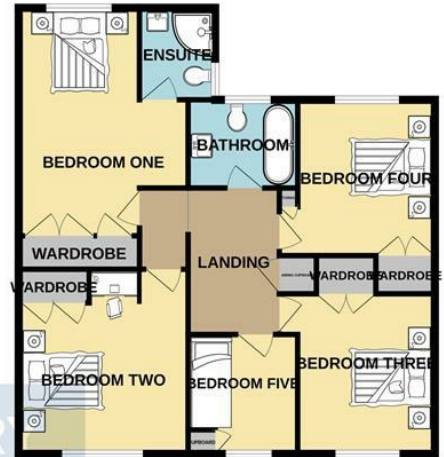




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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