



**Pine Walk, North Bradley, Wiltshire BA14 0SP**  
**Offers Over £360,000**

## LOCATION

The Village of North Bradley is located between Trowbridge and Westbury. There is a large church built in the 12th century, a well regarded Primary School/pre-school and Village hall, with a park and large field area. North Bradley is surrounded by lots of countryside leading through fields to Southwick. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - An extended family home in the sought after North Bradley, enjoying an enviable position overlooking open green space. The accommodation comprises a porch, a welcoming entrance hall, large lounge, dining room, extended kitchen, cloakroom toilet, three double bedrooms, a single bedroom and family bathroom. Further benefits include uPVC double glazing, gas central heating, owned solar panels with battery back up, garage, well presented gardens and a B rated energy assessment.

## PORCH

There is a uPVC double glazed entrance door and uPVC double glazed windows. A door leads to the entrance hall.

## ENTRANCE HALL

You enter the property into the welcoming entrance hall, there is a radiator, stairs to the first floor and doors to lounge, kitchen, cloakroom toilet, under stairs storage cupboard and the garage.

## LOUNGE

20'0" x 13'5" max

A large uPVC double glazed window to the front overlooks the front garden and extends to views of the green. The lounge has a feature fireplace with inset fire, two radiators, television point, space for a study area and glazed doors to the dining room.

## DINING ROOM

12'9" x 7'10"

This welcome extension offers the ideal formal dining room, with a uPVC double glazed window to the rear, radiator and a door to the kitchen.

## KITCHEN

17'0" max x 10'9" max

The extended kitchen has two uPVC double glazed windows, range of matching base wall and drawer units with rolled top worksurfaces, inset 1 1/2 bowl sink with mixer tap and tiled splashbacks, built-in oven, ceramic hob with inset extractor and light over, integrated fridge/freezer, plumbing for dishwasher, a wall mounted Worcester gas boiler, a uPVC door to the garden and glazed door back into the entrance hall.

## CLOAKROOM

There is an obscure uPVC double glazed window to the side, dual flush WC, vanity storage unit with inset basin and chrome mixer tap and a radiator.



## FIRST FLOOR LANDING

A uPVC double glazed window to the side offers natural light into the landing and staircase. The landing has access to the loft, doors to all bedrooms, the bathroom and airing cupboard.

## BEDROOM ONE

10'2" to wardrobes x 9'10"

Bedroom one has a uPVC double glazed window to the rear, three built-in double wardrobes and a radiator.



## BEDROOM TWO

9'10" x 8'6"

Bedroom two has a uPVC double glazed window to the rear, built-in double wardrobe and a radiator.

## BEDROOM THREE

10'9" x 7'6"

The third double bedroom has a uPVC double glazed window to the front with views over the green. The room also benefits a radiator.

## BEDROOM FOUR

8'2" x 6'2"

The fourth bedroom is currently used as a home office and has a uPVC double glazed window to the front with views over the green, a built in cupboard and a radiator.



## FAMILY BATHROOM

The bathroom has an obscure uPVC double glazed window to the front, a panelled bath with electric shower over and glazed screen, vanity unit with storage and inset basin, close coupled WC, towel rail, inset ceiling spotlights and tiled splash backs.

## EXTERIOR

### FRONT

The front of the property has a drive, lawn with attractive planted borders, outside light, path to the front door and gated access to the rear garden.



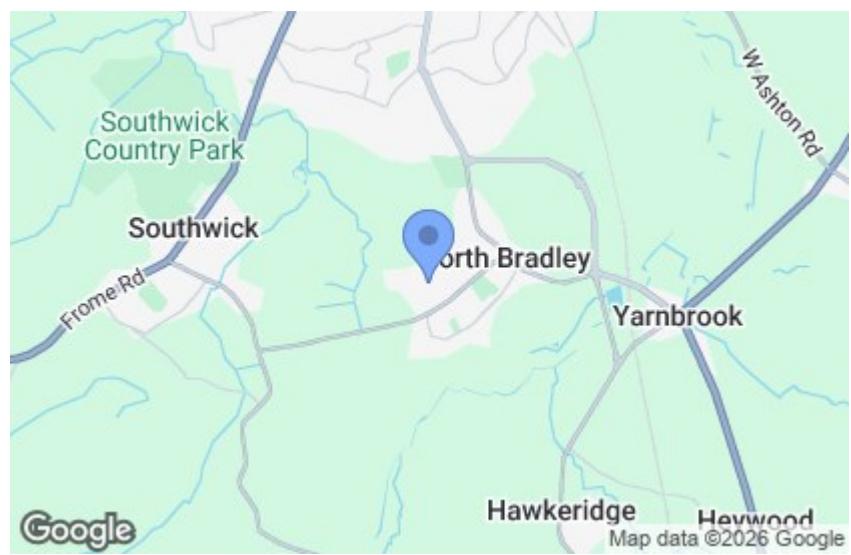
### REAR GARDEN

The well kept, enclosed rear garden is largely laid to lawn with attractive planted borders, paved area, wooden shed, greenhouse, outside tap and outside light.

### GARAGE

16'0" x 8'6"

The garage has an electric roller door to the front (with fob control), window to the side, plumbing for washing machine, space for tumble dryer and a door returning to the entrance hall.



### SOLAR PANELS

Another huge benefit to the home is the solar panel, installed by the current owners in November 2023. Providing cheaper electricity during daylight hours, complimented by battery storage and an iBoost PV immersion controller.

### ADDITIONAL INFORMATION

Council Tax Band - D

EPC RATING - B

The Worcester gas boiler was fitted in December 2020

New electric consumer unit September 2024

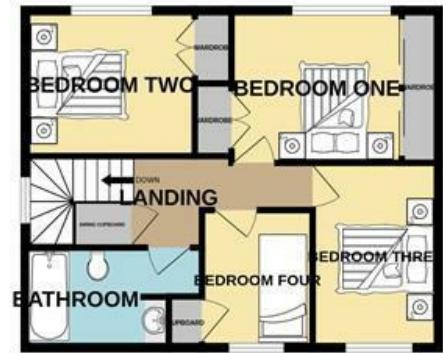
Most uPVC double glazed windows replaced in November 2022





GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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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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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# SALES & MORTGAGES & LETTINGS

The advertisement features a man and a woman lying on the floor, looking up at a small cardboard house model. The house has a chimney and four windows. The background is a plain, light-colored wall. The overall theme is home ownership and real estate services.

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