



## 50 Ash Drive

North Bradley Trowbridge BA14 0SN

A very well presented, extended and updated, four DOUBLE bedroom, semi-detached, family home with circa 1500sqft of accommodation, open plan living and good sized garden with garden room/office. Situated in the popular village of North Bradley, within walking distance of village primary school and public house, close to filling station/shop; and within 5 miles of three main line railway stations. Accommodation comprises entrance hall, living room, large refitted kitchen/dining room with quartz work tops and integrated appliances, ground floor refitted shower/utility room and refitted first floor family bathroom. Benefits include UPVC double glazing, gas central heating with modern combi boiler (2020), garage/store and block paved driveway. Early viewing is highly recommended.

**Offers Over £385,000**



## ACCOMMODATION

All measurements are approximate.

### Entrance Porch

Obscured UPVC double glazed window and door to the front. Victorian style radiator. Stairs to the first floor. Newly laid tiled effect vinyl flooring, and decorative panelling. Door to the:

### Living Room

18'7 x 12'11 (5.66m x 3.94m)

UPVC double glazed window to the front. Vertical Victorian style radiator. Feature fireplace. Alcove with built-in cupboards. Wood effect flooring, wall lights and coving. Freestanding dresser. Dividing display unit with cupboards. Open plan to the:

### Refitted Kitchen/Dining Room

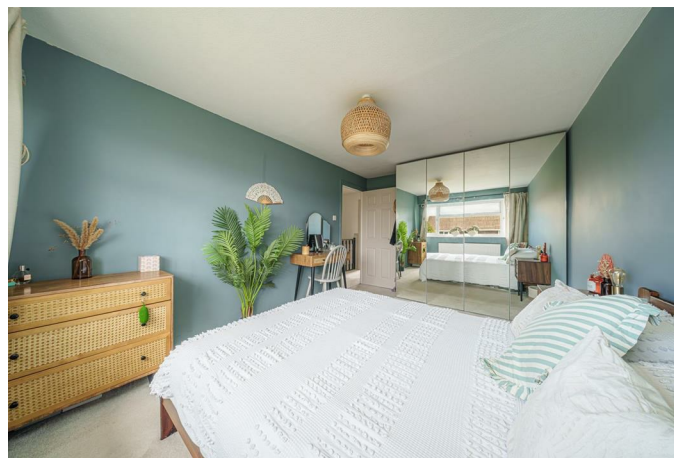
24'6 x 12'4 (7.47m x 3.76m)

UPVC double glazed window to the rear. Double glazed sliding patio doors to the rear. Victorian style radiator and additional radiator. Extensive range of shaker style wall, base, drawer and larder units with metro tiled splash-backs and quartz work surfaces. Breakfast bar. Inset Belfast sink with mixer tap and bevelled drainer. Two built-in high level electric single ovens. Built-in five-ring induction hob with extractor over. Integrated dishwasher, drinks fridge and larder style fridge. Space for table. Wood effect flooring. Obscured UPVC double glazed door to the rear. Obscured glazed door to the:

### Shower/Utility Room

9'5 x 7'1 (2.87m x 2.16m)

Radiator. Three piece heritage style white suite with part metro tiled surrounds comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, circular wash hand basin and w/c. Utility/Storage system housing plumbing for washing machine and space for dryer. Tiled flooring. Extractor fan. Door to the garage/store.



## FIRST FLOOR

### Landing

Balustrade. Access to loft space. Decorative panelling. Doors off and into: airing cupboard housing modern Worcester combi boiler - installed in 2020.

### Bedroom One

14'5 x 9'8 (4.39m x 2.95m)  
UPVC double glazed window to the rear.  
Radiator.

### Bedroom Two (used as a study/family room)

17'1 x 7'10 (5.21m x 2.39m)  
UPVC double glazed window to the rear.  
Radiator. Wood effect flooring and decorative panelling. Study area with built-in cupboards, desk tops and shelving.

### Bedroom Three

15'3 x 9'5 max (4.65m x 2.87m max)  
Two UPVC double glazed windows to the front. Two radiators. Built-in cupboard with hanging rail and shelving.

### Bedroom Four

12'4 x 8'11 (3.76m x 2.72m)  
UPVC double glazed window to the front.  
Radiator. Built-in desk.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Black towel radiator. Three piece white suite with metro tiled surrounds comprising panelled bath with rain-fall shower over and glass screen enclosing, wall hung sink and w/c with dual push flush. Inset shelving with lights. Tiled flooring. Extractor fan.

## EXTERNALLY

### To The Front

Entrance lights. Area laid to lawn and established borders with trees and shrubs. Block paved driveway providing off road parking.

### To The Rear

Good sized enclosed garden comprising paved patio area to the immediate rear, area laid to lawn, block paved pathway leading to decked area with pergola, gravel areas and a variety of plants, trees and shrubs. Garden shed. All enclosed by fencing.

### Garden Room/Office

11'11 x 6'10 (3.63m x 2.08m)  
Timber construction and insulated with double doors and windows to the front. Power and lighting.

### Garage/Store

9'10 x 7'1 (3m x 2.16m)  
Up and over door to the front. Power, lighting and water supply. Wall mounted units. Worktop. Space for freezer. Door to the utility.

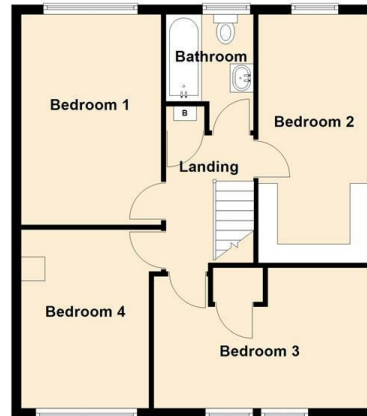


Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating

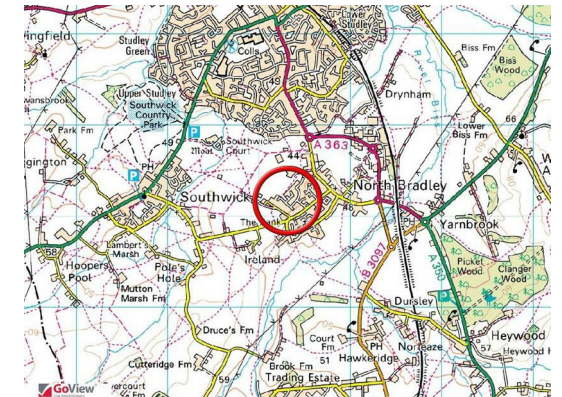
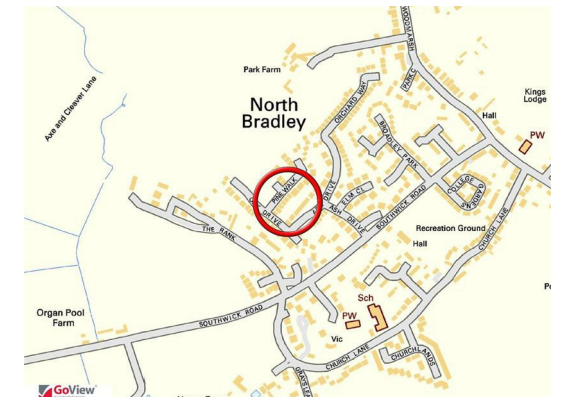
**Ground Floor**  
Approx. 77.7 sq. metres (835.9 sq. feet)



**First Floor**  
Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 138.2 sq. metres (1487.5 sq. feet)



  
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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.