



Wrights
Residential

Wrights
01225 755553

Westbury Road, North Bradley, Wiltshire, BA14 0TN

£595,000

This extremely spacious and substantial six double bedroom property is situated in the popular village of North Bradley. The property offers a large plot size with plenty of potential as well as flexible living accommodation with a ground floor bedroom, accessible wet room and three further reception rooms. The property also features a large enclosed rear garden, considerable driveway laid to gravel with ample parking, character features and PVCu double glazing throughout.

Sold with the benefit of no onward chain!

Situation

The property is situated in the popular village of North Bradley which offers amenities including a very popular village Primary school as well as access to excellent countryside walks.

The town of Trowbridge is 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 (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



Six double bedroom property

Potential for flexible living

Three reception rooms

Five Shower rooms

Vaulted ceilings

Substantial Driveway with parking for multiple vehicles

Large enclosed rear garden

Gas combi boiler

PVCu double glazing

Sold with the benefit of no onward chain!



The property comprises

Entrance hall

With panelled partially glazed front door with double glazed window to the side and slate flooring.

Hallway

With slate flooring, radiator and storage cupboard under the stairs.

Living Room 17' 10" x 17' 8" (5.44m x 5.38m)

This spacious dual aspect room benefits Canadian maple sprung floor, inglenook fireplace with wood burning stove, exposed ceiling beam, double panel radiator, television point, telephone point and PVCu double glazed windows to the front and rear.

Dining Room 16' 7" x 13' 1" (5.05m x 3.98m)

This generous room offers slate flooring, two double panel radiators, television and telephone points, french doors leading out to the garden with a PVCu double glazed window to the side, and a stunning vaulted ceiling with two velux windows.

Kitchen/Breakfast Room 17' 9" x 11' 9" (5.41m x 3.57m)

With slate flooring, double panel radiator, a range of matching base units with worktops over, one and a half bowl sink/drainer unit, space for range cooker, exposed ceiling beams, PVCu double glazed window to the front and PVCu door to the rear.

Office 18' 3" x 8' 2" (5.55m x 2.49m)

With built in storage, cupboard housing combi boiler, double panel radiator and PVCu double glazed window to the front.

Bedroom 6 12' 9" x 7' 4" (3.89m x 2.23m)

With radiator, PVCu double glazed window to the front and obscured glazed stable door to the side.

En-suite wet room 7' 4" x 4' 9" (2.24m x 1.45m)

With fully tiled walls, close couple W.C and hand basin, mains shower, extractor fan and obscured PVCu double glazed window to the rear.

First Floor

The first floor is divided in two with a staircase leading from the hallway giving access to three double bedrooms all with en-suite shower rooms. A staircase leading from the office space gives access to the final two double bedrooms also with a shower room and store room.

Landing

Access via the hallway, with airing cupboard housing hot water cylinder and PVCu double glazed window to the rear.

Bedroom 1 15' 5" x 13' 4" (4.7m x 4.06m)

With built in wardrobe, radiator, television point, stunning vaulted ceiling and PVCu double glazed window to the front.

En-suite

With suite comprising double shower enclosure with main shower, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window.

Bedroom 2 13' 1" x 8' 10" (3.99m x 2.7m)

With radiator, television point and PVCu double glazed window to the front.

En-suite

With suite comprising shower enclosure with main shower, close coupled W.C and pedestal hand basin, heated towel rail and inset ceiling spotlights.

Bedroom 3 11' 7" x 8' 10" (3.52m x 2.7m)

With radiator, television point, large storage cupboard and PVCu double glazed window to the rear.

En-suite

With suite comprising shower enclosure with main shower, close coupled W.C and pedestal hand basin, heated towel rail and inset ceiling spotlights.

Landing

Currently accessed via a staircase from the office, with PVCu double glazed window to the rear.

Bedroom 4 10' 2" x 8' 7" (3.09m x 2.61m)

With radiator, television point and PVCu double glazed window to the front.

Bedroom 5 8' 6" x 11' 11" (2.58m x 3.63m)

With radiator, television point and PVCu double glazed window to the front.

Store Room

With heated towel rail.

Shower Room

With white suite comprising shower enclosure with main shower, close coupled W.C and pedestal hand basin and heated towel rail.

Externally**To the front**

A large gravelled driveway provides off road parking for numerous vehicles. There are also two areas laid to lawn with various shrubs and trees.

To the rear

The low maintenance rear garden is mainly laid to patio with various shrubs and trees.

Tenure

The property is sold as freehold.

Council Tax

The property is currently in council tax E.

EPC rating

The current EPC rating is D (57), with a potential for B (84).

Services

Mains gas, electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

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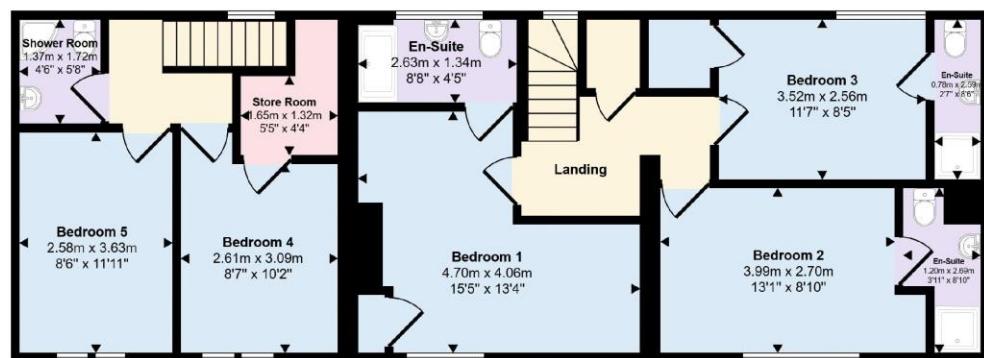
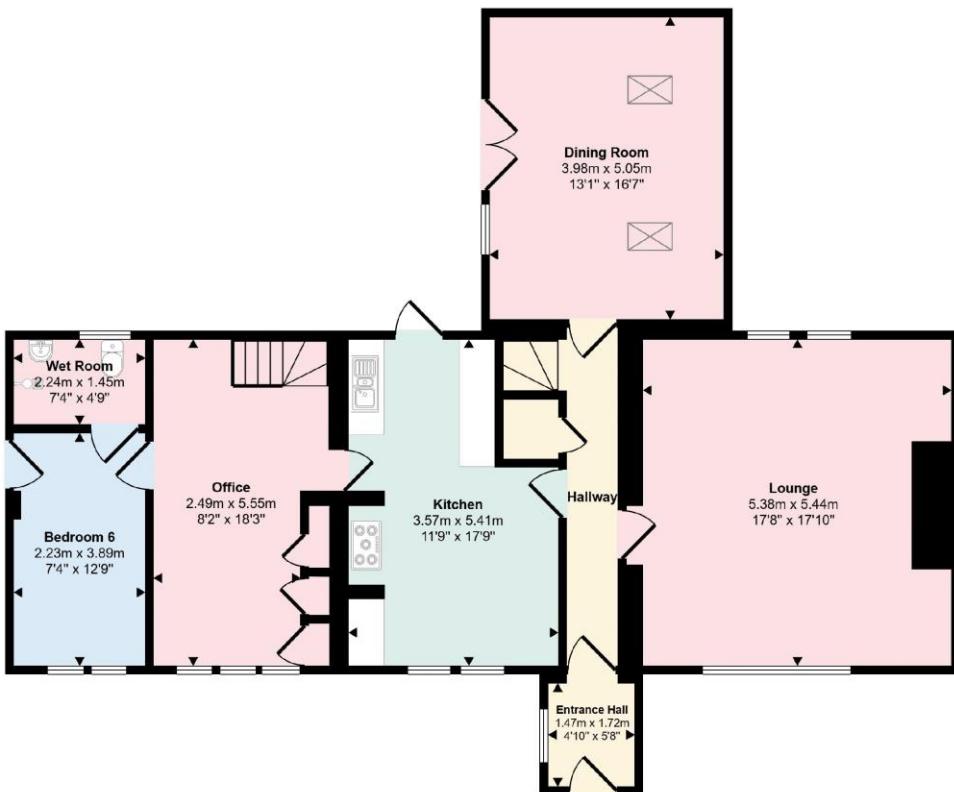
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Approx Gross Internal Area
202 sq m / 2176 sq ft



Ground Floor
Approx 113 sq m / 1213 sq ft

First Floor
Approx 89 sq m / 963 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.

intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

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24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
www.wrightsresidential.co.uk
info@wrightsresidential.co.uk
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