



Wrights
01225 755553

Southwick Road, North Bradley, Trowbridge, Wiltshire, BA14 0SD

£359,950

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.



Spacious triple fronted semi-detached home arranged over three floors

Three bedrooms including second floor bedroom with en-suite

Flexible layout with multiple reception rooms

Conservatory overlooking the rear garden

Ground floor shower room and first floor bathroom

Generous driveway parking to the front

Generous enclosed rear garden

Substantial workshop with excellent storage or workspace potential

Popular village location



This spacious semi-detached property is arranged over three floors and features a distinctive triple-fronted elevation with three front-facing windows, together with extensive outside space and a large workshop to the rear.

The ground floor provides a welcoming entrance porch, lounge, dining room, kitchen, utility area, family room, ground floor shower room and a bright conservatory overlooking the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom, with the second floor offering a further bedroom with en-suite facilities.

Externally, the property benefits from generous driveway parking to the front, gated access to the side and a large enclosed rear garden mainly laid to lawn with patio and seating areas. A particular feature of the property is the substantial workshop building and hardstanding to the rear, offering excellent storage, workspace or hobby potential, with additional vehicular access via double gates.

The property offers flexible living space well suited to a range of needs, including multi-generational living, home working or those requiring extensive outdoor storage or workshop facilities.

An internal viewing is highly recommended to fully appreciate the space on offer.

The property comprises

Ground Floor

Entrance Porch

With PVCu front door and wood laminate flooring.

Hall

With stairs to the first floor.

Lounge 10' 9" x 16' 8" (3.28m x 5.09m)

With two radiators, feature fireplace, French doors opening into the Conservatory and PVCu double glazed window to the front

Dining Room 11' 6" x 11' 6" (3.51m x 3.50m)

With radiator and PVCu double glazed bay window to the front.

Kitchen 10' 1" x 6' 11" (3.07m x 2.11m)

With tiled flooring, a range of eye level and base units, worktops with tiled splashback, inset one and a half bowl sink and drainer unit, space for cooker and fridge, storage cupboard under the stairs and PVCu double glazed window to the rear.

Family Room 9' 3" x 11' 5" (2.82m x 3.48m)

With radiator and PVCu double glazed windows to the front and side.

Rear Lobby

With radiator and PVCu door opening onto the rear garden.

Utility room

With tiled flooring, worktop with tiled splash back, space for appliances and PVCu double glazed window to the rear.

Shower Room

With white suite comprising shower enclosure, low level W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Conservatory 18' 10" x 7' 7" (5.74m x 2.31m)

Of PVCu construction with windows to three elevations, radiator and sliding patio doors opening onto the rear garden.

First Floor

Landing

With built in storage cupboard, stairs leading to the second floor, radiator and two PVCu double glazed windows to the rear.

Bedroom 1 11' 2" x 10' 4" (3.40m x 3.14m)

With radiator, airing cupboard housing hot water tank and PVCu double glazed windows to the front and side.

Bedroom 2 10' 10" x 8' 9" (3.29m x 2.67m)

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

Bathroom

With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator, linen cupboard and obscured PVCu double glazed window to the rear.

Second Floor

Bedroom 3 16' 11" x 7' 3" (5.16m x 2.22m)

With radiator, eaves storage and Velux window.

En-suite

With wood laminate flooring, white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, heated towel rail and Velux window.

Externally

The property occupies a generous plot and offers a particularly versatile range of external spaces. To the front, there is a spacious driveway providing off road parking for multiple vehicles, with gated access leading to the side and rear of the property. The rear garden is mainly laid to lawn and is enclosed by fencing and mature hedging, providing a good degree of privacy and a variety of seating areas.

To the rear of the garden is a substantial workshop building, offering excellent storage or potential for hobby, workspace or home workshop space. The workshop is approached via a large hardstanding area which provides additional parking, storage or working space and benefits from vehicular access via double gates from the side of the property. Further features include an additional timber storage shed, as well as a range of shrubs and trees.

Council tax

The property is currently in band C.

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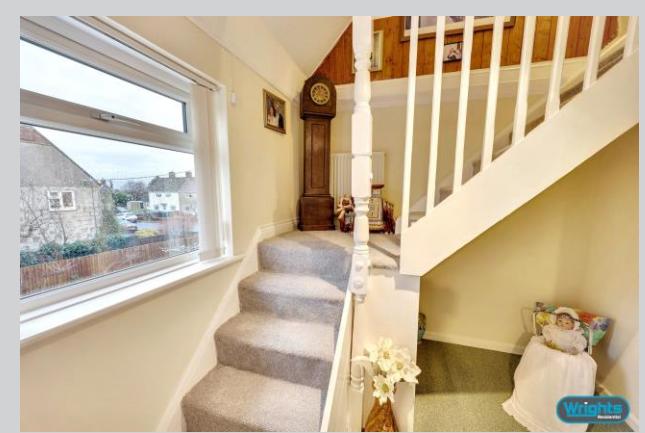
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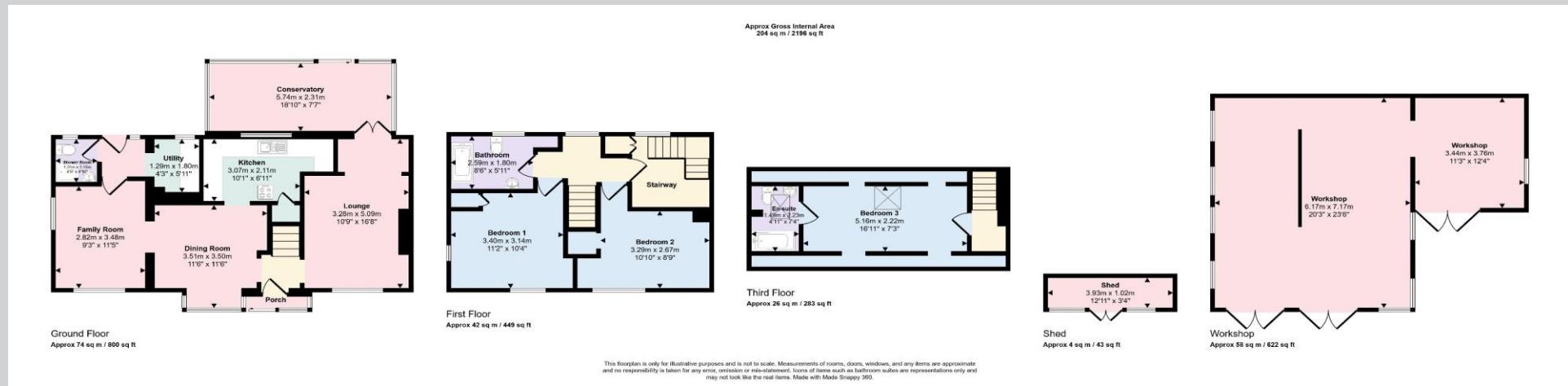
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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

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.wrightresidential.co.uk
info@wrightresidential.co.uk
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