



**Wrights**  
01225 755553

Arnold Noad Corner, Southwick, Wiltshire, BA14 9NP

£425,000

## Situation

The property is situated on the outskirts of the popular village of Southwick, offering stunning countryside views to the rear.

The village itself offers many amenities including a popular village Primary school, church, village shop and public house. 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Beautifully presented and extended four bedroom family home**

**Spacious and versatile accommodation throughout**

**Popular village location**

**Impressive kitchen/dining area with bi-fold doors to the garden**

**Open plan flow through to the lounge**

**Useful utility room leading to cloakroom**

**Four generous bedrooms**

**Stylish en-suite and family bathroom**

**Substantial rear garden backing onto open fields**

**Additional front lawn**



This beautifully presented and thoughtfully extended four bedroom family home offers spacious and versatile accommodation throughout, ideal for modern living. The ground floor comprises a welcoming entrance hall, study, utility room leading to a cloakroom, and a superb kitchen/dining area with bi-fold doors opening onto the rear garden, flowing seamlessly into the lounge. To the first floor are four generous bedrooms, including a master bedroom with Juliet balcony and stylish en-suite, alongside a well appointed family bathroom.

Externally, the property benefits from a substantial rear garden with a lovely open outlook to the rear, while to the front, the current owners have acquired an additional section of lawned area across the footpath, offering potential to create off road parking.

### The property comprises

#### Ground Floor

##### Entrance Hall

With composite front door, herringbone style flooring, radiator and stairs to the first floor with storage cupboard under.

##### Study 7' 5" x 10' 1" (2.25m x 3.08m)

With radiator and double glazed window to the front.

##### Kitchen/Diner 21' 9" x 11' 9" (6.63m x 3.57m)

This bright and contemporary open plan room offers herringbone style flooring, a range of eye level and base units, worktops with upstands, large island unit with induction hob and breakfast bar, two integrated eye level electric ovens, integrated coffee machine, fridge/freezer and dishwasher, Belfast sink unit, double glazed window to the rear and Bi-fold doors to the rear, seamlessly connecting the interior with the garden.

##### Lounge 10' 10" x 17' 6" (3.29m x 5.33m)

Featuring part panelled walls and herringbone style flooring, a decorative fireplace, radiator and double glazed window to the front.

##### Utility room

With herringbone style flooring, a range of walls and base units, worktop with upstand, space for washing machine and tumble dryer and inset ceiling spotlights.

##### Cloakroom

With herringbone style flooring, white suite comprising close coupled W.C and hand basin, heated towel rail, inset ceiling spotlights and extractor fan.

#### First Floor

##### Landing

With inset ceiling spotlights and doors to the four bedrooms and family bathroom.

##### Bedroom 1 13' 0" x 11' 11" (3.96m x 3.64m)

This bright and airy room features two Velux windows, as well as large doors opening onto a Juliet balcony overlooking the rear garden. The room also benefits from a range of fitted wardrobes, radiator and sliding door to the en-suite shower room.

##### En-suite

A stylish and contemporary en-suite shower room, with tiled flooring and splash backs, a modern suite comprising twin countertop wash hand basins set with vanity unit and wall mounted taps, walk-in enclosure with glazed screen and rainfall shower and close coupled W.C, heated towel rail and extractor fan.

**Bedroom 2** 14' 4" x 11' 2" (4.38m x 3.40m) max

With radiator and double glazed window to the front.

**Bedroom 3** 8' 8" x 11' 10" (2.65m x 3.61m)

With radiator and double glazed window to the front.

**Bedroom 4** 10' 0" x 9' 1" (3.05m x 2.76m)

With radiator and double glazed window to the rear.

**Family Bathroom**

The stylish and well appointed family bathroom is fitted with a modern suite comprising a panelled bath with rainfall shower over and glazed screen, hand basin with vanity unit and close coupled W.C. The room also features tiled flooring and splash backs, heated towel rail and inset ceiling spotlights.

**Externally**

**To the front**

The front garden is laid to lawn with a pathway leading directly to the entrance, complemented by planted borders and potted shrubs. A timber gate to the side provides access to the rear garden. The current vendors have also purchased a section of the lawned area to the front of the property, across from the footpath, which offers potential to create driveway parking.

**To the rear**

The property enjoys a generous and well established rear garden, predominantly laid to lawn and offering a high degree of privacy. A substantial paved terrace adjoins the rear of the property, providing an ideal space for outdoor dining and entertaining. The garden extends to a particularly good size, featuring a range of mature trees and planting, and benefits from attractive open views to the rear across neighbouring field. To the far end, there is a useful timber outbuilding/summerhouse set upon a raised decked seating area. The garden is enclosed by timber fencing with side access, and offers excellent space for family use.

**Tenure**

The property is sold as freehold.

**Council tax**

The property is currently in council tax band B.

**Energy Performance**

The previous EPC rating is C (69), with a potential for B (82).

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

**Broadband**

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

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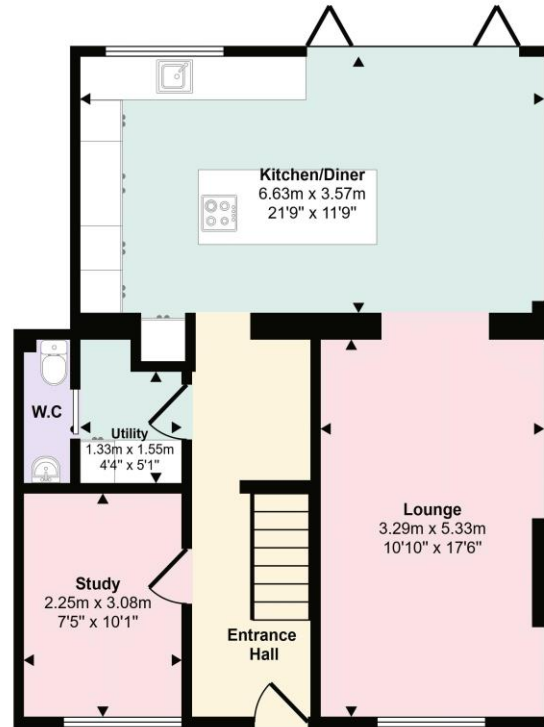


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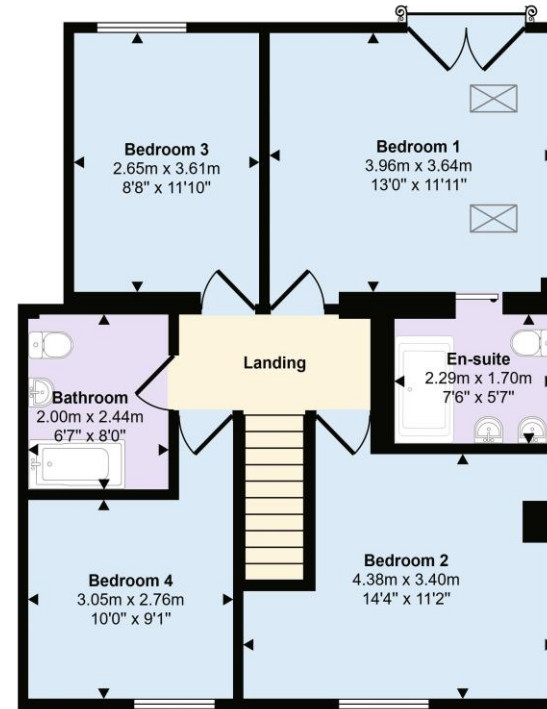
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Approx Gross Internal Area  
133 sq m / 1430 sq ft

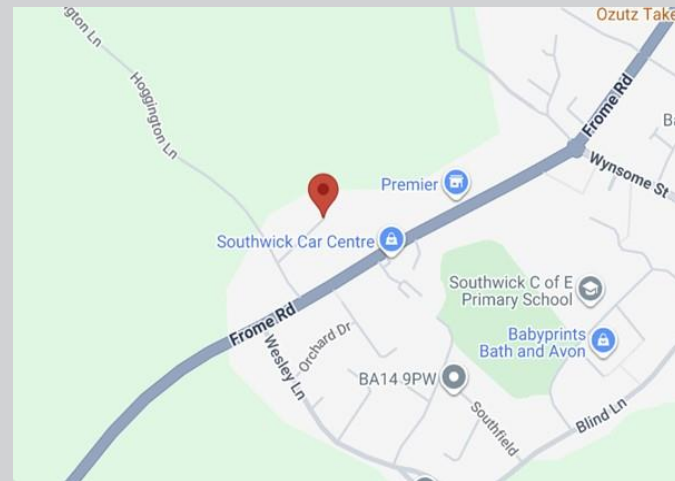


Ground Floor  
Approx 66 sq m / 706 sq ft



First Floor  
Approx 67 sq m / 724 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.





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