



**Wrights**  
01225 755553

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

£350,000

## 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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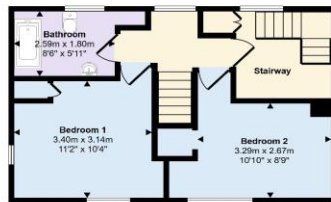
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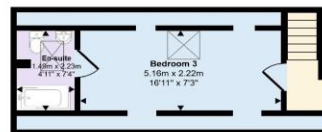
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Ground Floor  
Approx 74 sq m / 800 sq ft

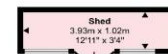


First Floor  
Approx 42 sq m / 449 sq ft

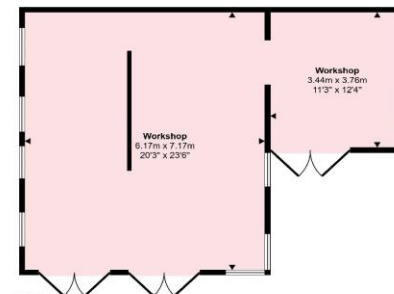


Third Floor  
Approx 26 sq m / 283 sq ft

Approx Gross Internal Area  
204 sq m / 2196 sq ft

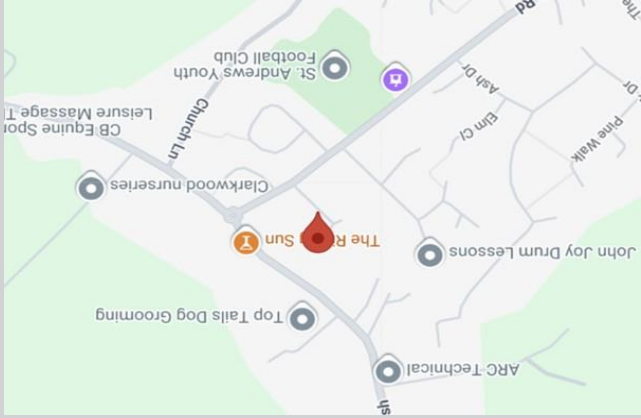


Shed  
Approx 4 sq m / 43 sq ft



Workshop  
Approx 58 sq m / 622 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 300.



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