21 Trowbridge Road
Bradford on Avon
BA15 1EE

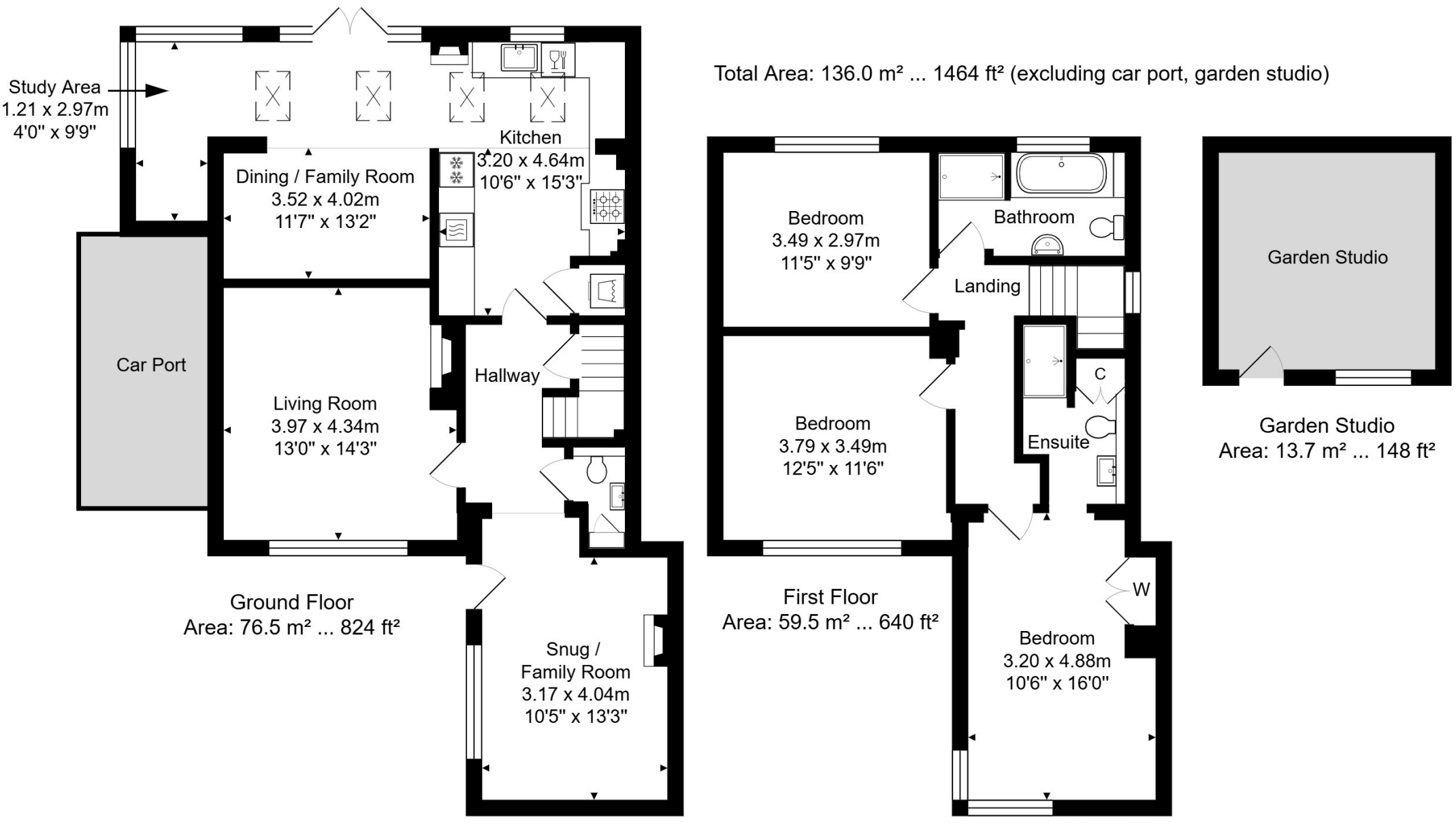
An attractive and beautifully presented, detached house benefiting from 3 double bedrooms, en suite facilities, good sized mature garden and off street parking for several vehicles. The property is situated in a quiet position just a short level stroll of the town centre.

Property Features

- 3 double bedrooms
- Ensuite facilities
- Detached
- Beautifully presented
- Off street parking for several vehicles
- Good sized garden with studio

Tenure: Freehold

£750,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here,
measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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Accommodation

Ground Floor

Snug/Family Room

Accessed via obscure glazed front door, travertine tiled flooring, underfloor heating, side aspect window, woodburning stove, open to:-

Inner Hall

With wood flooring, doors to cloakroom, sitting room and kitchen, stairs rising to first floor, understairs cupboard.

Cloakroom

With wood flooring, WC, wash hand basin, radiator, downlighting, cupboard housing, consumer box.

Sitting Room

With front aspect picture window, fireplace having inset woodburning stove and granite hearth, radiator, downlighting.

Kitchen/Dining/Family Room

Kitchen Area

With oak flooring, range of cream floor and wall mounted units having granite worktop and matching upstand, 1½ bowl stainless steel sink with mixer tap, space for fridge/freezer, space and plumbing for dishwasher, 4 ring gas hob with stainless steel extractor with light over, eye-level double oven, understairs cupboard with space and plumbing for washing machine and shelving, rear aspect window overlooking the garden, Velux window, downlighting.

Family/Dining Area

With oak flooring, woodburning stove set onto stone plinth, oak French doors to rear garden, Velux windows, downlighting.

Study Area

With oak shelving, Velux window, high level windows.

First Floor

Half Landing

With side aspect window.

Landing

With doors leading to all bedrooms and family bathroom.

Family Bathroom

With tiled flooring, partially tiled walls, WC, wash hand basin having mixer tap, bath with mixer tap, separate shower with glazed sliding door, downlighting, ladder style radiator and access to loft, tiled flooring, partially tiled walls, rear aspect window.

Bedroom 1

With front and side aspect windows enjoying pleasant views, built-in wardrobe, radiator, downlighting, door to:-

En Suite Shower Room

With WC, wash hand basin, walk-in shower with rain showerhead and traditional showerhead, stone tiled flooring, underfloor heating, fully tiled walls, ladder style radiator, downlighting, built-in cupboard.

Bedroom 2

With front aspect picture window enjoying rooftop views, radiator, downlighting.

Bedroom 3

With rear aspect window overlooking the garden, radiator, downlighting.

Externally

Garden, Studio and Parking

The property is approached via a private lane leading to a 5 bar gate giving access to the gravelled driveway providing off street parking for 3-4 vehicles. The area is enclosed by privacy fencing and mature trees and shrub borders. To the west side of the property there is a covered carport with a gate leading to the rear garden.

Accessed directly from the kitchen there is a gravelled seating area, ideal for outdoor dining and bbqs. There is raised pond, mature planting and steps rising to the good sized lawned garden, bordered by an array of shrubs, trees and cottage style plants. In addition there is a productive vegetable garden and a greenhouse.

A gravelled path leads to a timber built studio with power and lighting, ideal as a home office or hobby room.









Situation

The property is situated in a tucked away position, off of the Trowbridge Road, just a short, level stroll of the town centre. Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

Description

No. 21 Trowbridge Road is a beautifully presented detached home which has been extended in recent years to provide comfortable accommodation arranged over 2 floors.

Stone steps lead up to the obscure glazed front door which give access directly into the second reception room. This light and spacious room is a versatile area, it is currently used as a snug but could work equally well as “work from home” space, dining hall or children’s playroom. The beautiful sitting room enjoys a southerly aspect picture window allowing light to flood in and an inset woodburning stove creates a further focal point. The kitchen/dining room is a true “heart of the family” space, there are well appointed units with quality integrated appliances, ample space for dining table and seating, woodburning stove and glazed French doors leading out the wonderful rear garden. In addition, tucked away in the corner of the room in a study space with a range of oak shelving. The ground floor accommodation is completed by a cloakroom accessed off of the inner hall.

The first floor provides 3 double bedrooms, the main benefiting from an en suite shower room, and the family bathroom with separate shower. Both bedroom 1 & 2 have a front aspect, with picture windows taking in the pleasant roof top views.

Externally, the property benefits from gravelled driveway parking for several vehicles and a carport. The gardens are well enclosed with privacy fencing, and mature trees and hedging.

The rear garden is predominantly laid to lawn with a variety of mature shrubs and cottage style plants, a productive vegetable garden and greenhouse. In addition there is a timber built studio with power and lighting which is ideal for home office, teen hangout space or hobby room.

Agents Note: It should be noted the vendor of this property is an employee of Cobb Farr.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band E

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