

TOWN&COUNTRY
ESTATES



Chantry Gardens, Trowbridge, BA14 9QU

£260,000

LOCATION

The property is ideally situated in the popular village of Southwick, enjoying a peaceful rural setting to the South West of Trowbridge. Surrounded by beautiful countryside and just a short distance from Southwick Country Park, which extends to approximately 152 acres of open fields, the village offers an excellent balance of village living and convenient access to the amenities of Trowbridge.

Southwick itself provides a good range of local facilities including a village shop, primary school, church and popular village pub, together with regular bus services providing links to Trowbridge and the surrounding towns.

DESCRIPTION

A fantastic opportunity to secure a spacious family home in a desirable village setting, this well-proportioned three-bedroom semi-detached property enjoys a superb position close to open fields and countryside walks in Southwick.

Offering generous accommodation throughout, the ground floor comprises a welcoming entrance hall, cosy living room, large dining/reception room and fitted kitchen. Upstairs, there are three good-sized bedrooms, with the master bedroom benefiting from an en-suite shower room, alongside a family bathroom.

Outside, the property continues to impress with an enclosed rear garden, garage with workshop and plentiful off-road parking to the front.

ENTRANCE HALL

The property is entered via a spacious entrance hall featuring hardwood flooring, a UPVC double glazed window to the front, stairs rising to the first floor with useful storage beneath, and doors leading to the living room and kitchen.

LIVING ROOM

11'3" x 13'10"

The cosy and inviting living room provides a comfortable reception space, featuring UPVC double glazed windows to both the front and side, a radiator and an attractive feature fireplace with tiled surround, creating a pleasant focal point to the room.

DINING ROOM

22'0" x 9'3"

The extended dining room offers excellent versatility and could comfortably be arranged as two separate areas, such as a dining room and home office or playroom. The room features a radiator and UPVC French doors opening onto the rear garden.



KITCHEN

21'2" x 7'4"

The long galley-style kitchen features a range of matching wall, base and drawer units with laminate work surfaces, inset stainless steel sink, space for an oven with extractor over, and space for a fridge/freezer, washing machine and dishwasher. There is a UPVC double glazed window and door to the rear, together with a radiator. Located alongside the extended dining room, there is potential to create a superb open-plan kitchen/diner/family room, subject to any necessary consents.

FIRST FLOOR LANDING

The first floor landing provides access to all bedrooms and the bathroom, together with an airing cupboard housing the gas combination boiler and access to the loft.

BEDROOM ONE

12'3" x 9'6"

Bedroom one features a UPVC double glazed window to the front, radiator and opening to the ensuite shower room.

ENSUITE

The ensuite shower room is a useful addition to bedroom one and is fully tiled, featuring an enclosed mains-fed shower, wall-mounted wash hand basin and heated towel rail.

BEDROOM TWO

10'2" x 8'5"

Bedroom two is a well-proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

BEDROOM THREE

8'5" x 7'6"

Bedroom three features a UPVC double glazed window and radiator.

BATHROOM

The well-appointed family bathroom features an obscured UPVC double glazed window, radiator, close-coupled WC, vanity unit with inset wash hand basin and panelled bath.

EXTERIOR

GARAGE/WORKSHOP

24'11" x 8'2"

The garage benefits from power and lighting, with an up-and-over door to the front. The garage has been extended to the rear, creating a useful additional workshop area with further electrical points.

REAR GARDEN

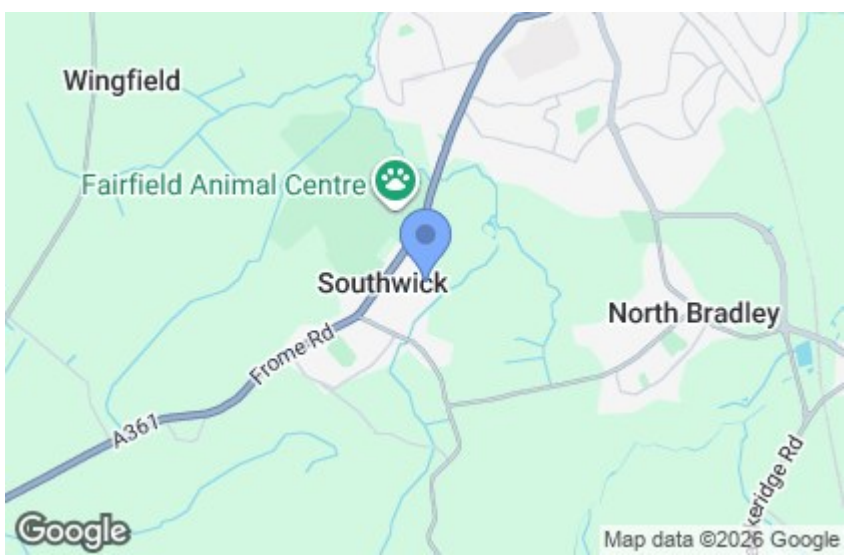
The enclosed rear garden is mainly laid to lawn, with a patio area adjoining the property and a further patio area to the rear. The garden is complemented by a variety of mature trees and shrubs, with access to the rear workshop and a gate at the bottom of the garden providing access onto a lane.

FRONT

To the front of the property is a driveway providing access to the garage, together with a gravelled front garden offering additional off-road parking.

ADDITIONAL INFORMATION

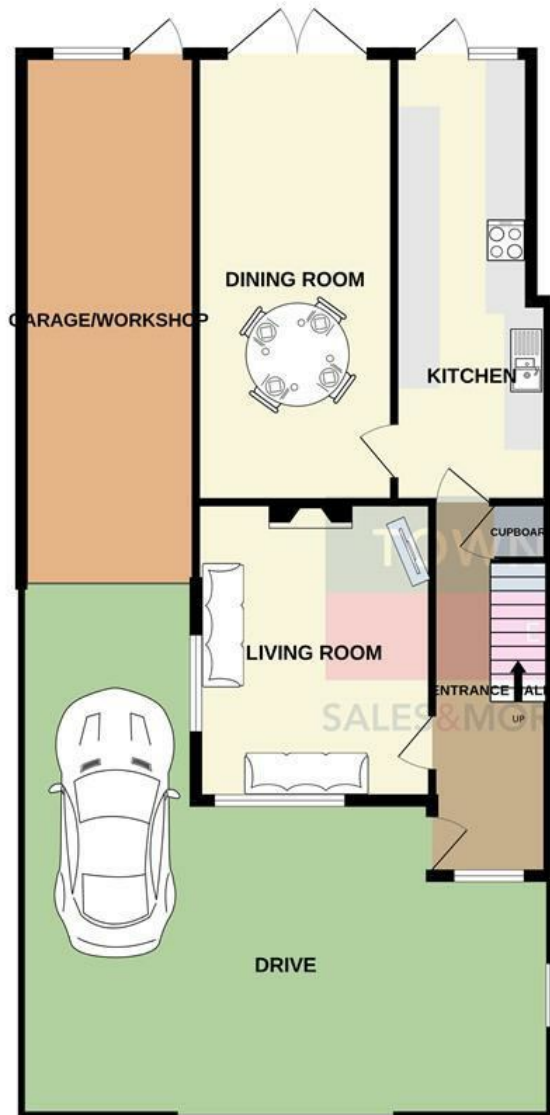
Council tax band C



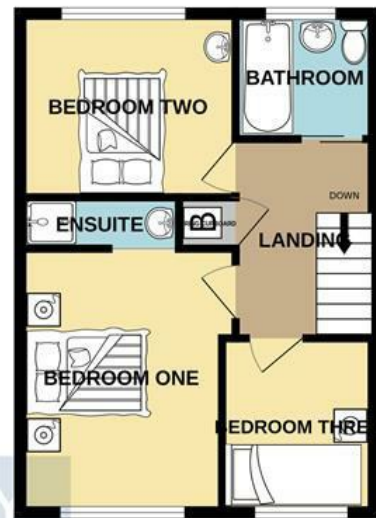




GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



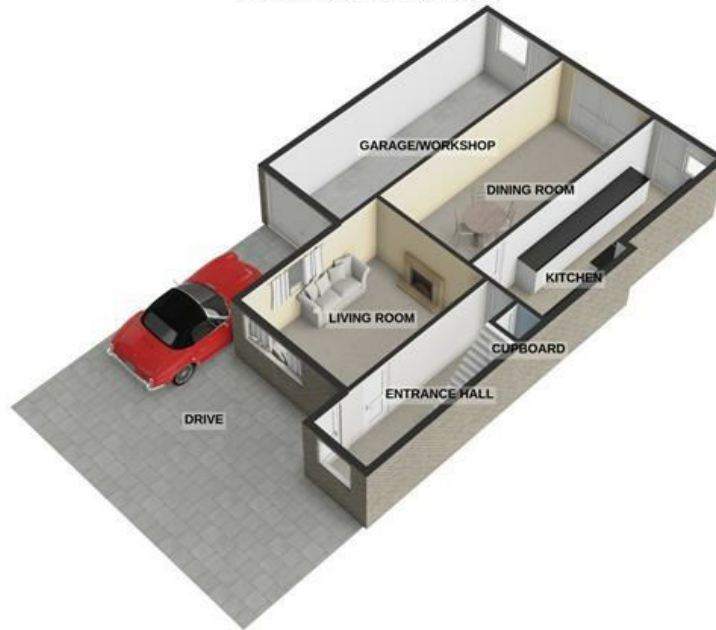
1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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