






# 30D Bratton Road

## West Ashton Trowbridge BA14 6AZ

A deceptively spacious and well presented, detached bungalow situated on a good sized plot within the well regarded village of West Ashton. The property boasts a large, beautifully manicured and landscaped garden with private westerly aspect backing onto fields with far reaching views. Accommodation comprises 30ft lounge/dining room, 21ft kitchen/breakfast room, utility room, three double bedrooms, en suite bathroom and refitted shower room. Benefits include UPVC double glazing, modern oil fired central heating system, garage and block paved driveway providing off road parking for 3-4 vehicles. Viewing highly recommended.



**Guide Price £575,000**







**ACCOMMODATION**
All measurements are approximate

**Entrance Hall/Hallway**
Composite, obscured double glazed door to the front with obscured double glazed side panel window. Matwell. Radiator. Engineered oak flooring, dado rail and coving. Access to loft space with ladder. Doors off.

**Lounge/Dining Room**
30'2 x 17'5 max (9.19m x 5.31m max)
UPVC double glazed sliding patio doors to the rear. Three UPVC double glazed windows to the side. Two radiators. Feature stone open fireplace with Jet master fire, which conducts the heat into the room. Wall lights, coving and ceiling roses.

**Kitchen/Breakfast Room**
21'8 x 10'4 (6.6m x 3.15m)
UPVC double glazed windows to the rear and side. Radiator. Extensive range of wall, base and display units with granite work surfaces and splash-backs. Inset Franke stainless steel sink unit with mixer tap. Falcon electric range cooker with extractor over. Integrated dishwasher and fridge. Space for table. Tiled flooring. Door to the:

**Utility Room**
10'4 x 6'2 (3.15m x 1.88m)
Obscured UPVC double glazed door to the side. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and wooden work surfaces. Ceramic sink drainer unit with mixer tap. Plumbing for washing machine. Storage cupboard. Tiled flooring.

**Bedroom One**
12'2 x 10'4 (3.71m x 3.15m)
UPVC double glazed windows to the front and side. Radiator. Coving. Door to the:

**En Suite Bathroom**
Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c. Tiled flooring and coving. Extractor fan. Shaving point and light.

**Bedroom Two**
15'0 x 12'6 max (4.57m x 3.81m max)
UPVC double glazed window to the front. Radiator. Built-in run of wardrobes and drawers. Coving.

**Bedroom Three**
12'6 x 8'4 (3.81m x 2.54m)
UPVC double glazed window to the side. Radiator. Coving.

**Refitted Shower Room**
Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains shower over, glass screen enclosing and drying area, wash hand basin and dual flush w/c. Range of wall, base and drawer units. Mirror over sink with lighting. Shaving point and extractor fan. Airing cupboard housing hot water tank. Tiled flooring.

**EXTERNALLY**

**To The Front**
Entrance light. Block paved driveway providing off road parking for 3-4 vehicles. Ornate landscaped garden areas with circular areas laid to lawn and a variety of plants, trees and shrubs. Gated side pedestrian access to the rear. Door to external store room.

**To The Rear**
Large, beautifully manicured and landscaped garden with private westerly aspect backing onto fields with far reaching views. The garden comprises patio area to the immediate rear with electric sun awning, pergola over paved walkway with climbing plants, area laid to lawn, fish pond, summer house and well stocked, established borders with a variety of plants, trees and shrubs. An archway leads to an additional garden area predominantly laid to lawn with a variety of established trees and shrubs. Garden shed and greenhouse. Vegetable beds. Water butts. Modern oil tank. External tap, power points and lighting. Enclosed by hedgerow and fencing. Door to external store room.

**External Store Room/Workshop**
17'7 x 4'3 (5.36m x 1.3m)
Doors to the front and rear. Lighting. Workbench and storage.

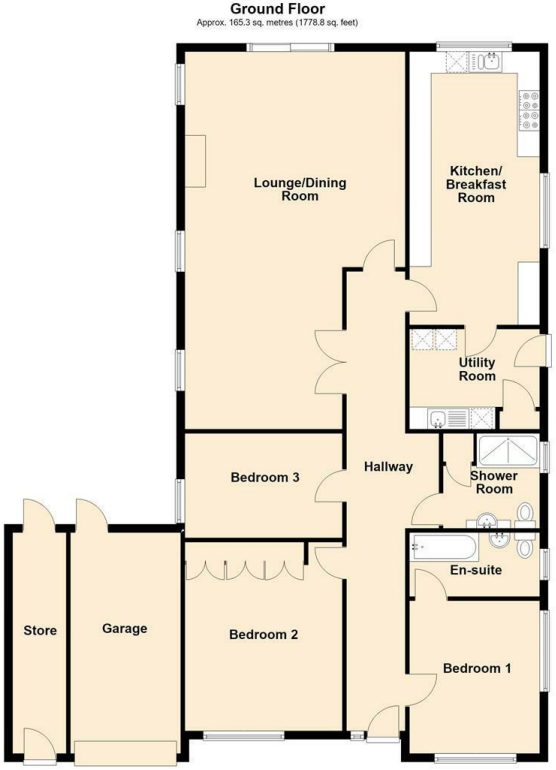
**Garage**
17'7 x 8'9 (5.36m x 2.67m)
Electric door to the front. Power and lighting. Consumer unit. Oil fired Worcester boiler. Door to the rear garden.





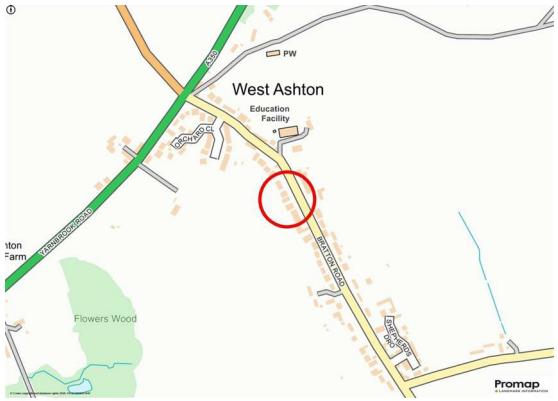


Tenure **Freehold**
Council Tax Band **E**
EPC Rating




Total area: approx. 165.3 sq. metres (1778.8 sq. feet)







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.