

Sold

4 BEDROOM DETACHED | ALUM CLOSE, BA14 | £325,000



## DESCRIPTION

This very well presented four-bedroom detached family home is located in a very popular location on the West Ashton side of town and just a short walk from the beautiful Biss Meadow Country Park. Perfectly positioned with views to the rear and situated within a quiet close on the outskirts of this well-established development. On the ground floor there is a lovely sized entrance hall giving access to a downstairs cloak room, a beautiful sitting room with a square bay window providing plenty of light, double doors leading to the delightful dining room with sliding doors to the garden and a contemporary style fitted kitchen with plenty of storage and a door leading to a separate utility room. Upstairs there are four bedrooms, three of which are doubles with built in wardrobes and en-suite facilities in the main bedroom. There is also a good-sized single bedroom and a family bathroom. Outside at the front is a delightful front garden and off-road driveway parking for two cars leading to a larger than average integral garage with power and light with a door leading to the kitchen. To the rear is a fully enclosed well established garden.

Alum Close is just a country walk through to the town centre providing many amenities and just 350 yards from Oasis Academy Longmeadow Primary School. St. Augustine's Catholic College, The John of Gaunt School, The Clarendon Academy and Trowbridge College can also be found within the town. There is also a cinema complex, a Marks & Spencer Food Hall, Tesco's and many other shopping facilities, sports facilities and a main line train station with services to London Waterloo, all within easy walking distance.

Tenure: Freehold

Local authority: Wiltshire County Council

Council Tax Band: E

Services: Mains gas, water, electricity and drainage

EPC rating: C





## KEY FEATURES

- Four bedroom detached family home
- Close to country walks
- Separate dining room
- Utility room
- Parking for two cars
- Quiet desirable location
- Sitting room
- Updated Kitchen
- Family bathroom
- Close to many amenities





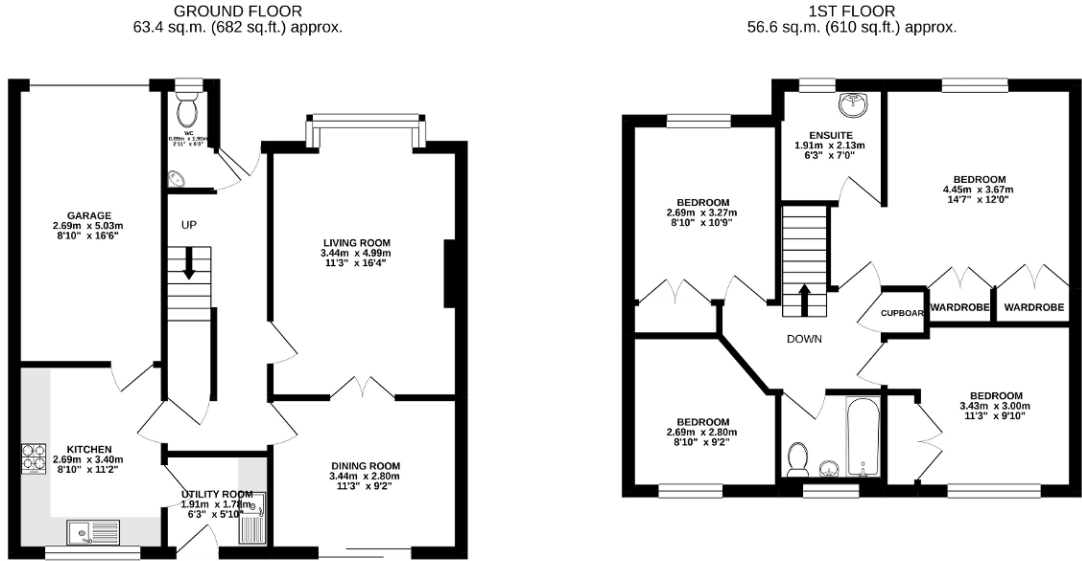


ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83  B
69-80	C	73  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



TOTAL FLOOR AREA : 120.0 sq.m. (1292 sq.ft.) 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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