

Appleby &
Townend

ESTATE AGENTS

Sold



3 BEDROOM SEMI-DETACHED | THE DOWN, BA14 | £280,000

DESCRIPTION

A truly beautiful extended 1930's three-bedroom semi-detached family home, with a lovely sized landscaped rear garden. Well positioned on The Down and within easy walking distance to Bellefield Primary school and the town centre. On the ground floor there is an entrance porch leading to a reception hallway giving access to the elegantly styled and cleverly designed open plan living space. Both the sitting room and spacious dining area have delightful wood burning stoves and provide a fantastic open space which also benefits from a downstairs cloakroom with a shower. Moving through there is a large contemporary farmhouse style kitchen with plenty of work surfaces, a vaulted ceiling with several Velux windows producing plenty of light and a superb pantry / larder. Upstairs there are two double bedrooms with an en-suite shower room to the master, a single bedroom currently being used as a dressing room and a family bathroom. To the rear is a wonderful private South-West facing garden with a number of areas to entertain, including a gorgeous patio with a large summerhouse, a Gin Snug which is excellent for alfresco dining and plenty of lawned area with cleverly planted surroundings and a superb space at the bottom of the garden for growing fruit and vegetables. There is also ample off road driveway parking at the front. All in all a property with a real "Wow" factor fusing modern living with period charm.

The Down offers good access to all the local amenities found in the town which is within a 3/4 mile walk. Bellefield Primary school is just a stones throw away, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby A363 leading to the south towards the A350, whilst commuters are well served with Trowbridge Rail Station (London Paddington) found just under a mile away.

Tenure: Freehold



Local Authority: Wiltshire Council
Council Tax Band: C
EPC Rating: C
Mains electricity, gas and water and drainage.

KEY FEATURES

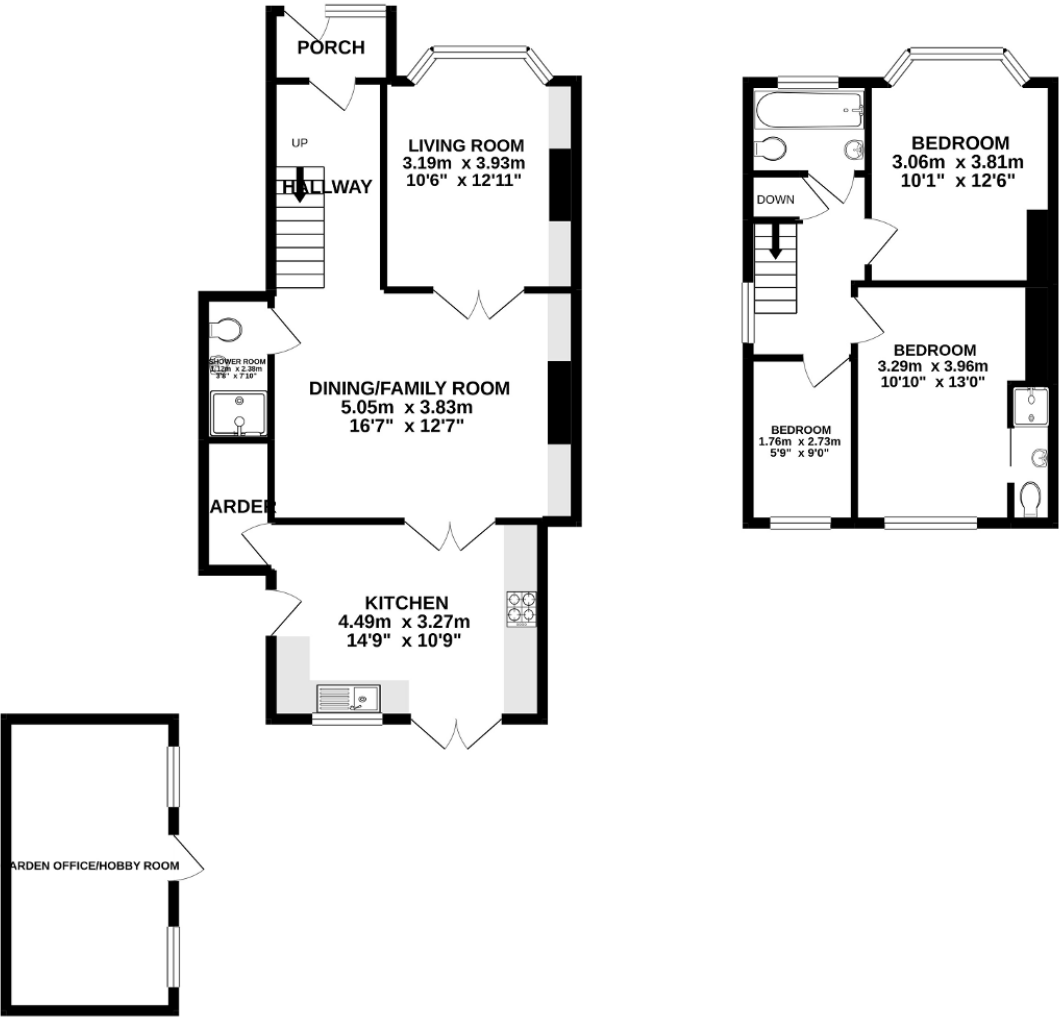
- 1930's three bedroom family home
- Two wood burning stoves
- Large dining area
- Master bedroom with en-suite
- Summerhouse
- Stylish open plan living
- Elegant sitting room
- Farmhouse style kitchen
- Large private South-West facing garden
- Ample off road parking





GROUND FLOOR
72.2 sq.m. (777 sq.ft.) approx.

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



TOTAL FLOOR AREA : 108.9 sq.m. (1172 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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.

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