

Appleby &  
Townend

ESTATE AGENTS

Sold

3 BEDROOM SEMI-DETACHED | SPRINGFIELD CLOSE, BA14 | £295,000



## DESCRIPTION

Unexpectedly re-available! Pleasantly situated on a good size corner plot at the end of a quiet cul-de-sac, this lovely extended semi-detached house provides well-balanced accommodation presented to a high standard. The entrance porch opens to a reception hallway with stairs rising to the first floor and access to a spacious living room and a contemporarily styled kitchen with open plan styling to an impressive dining area with separate utility room / WC. The downstairs is completed by a large conservatory to the rear which provides access to the stunning rear garden. Upstairs there are three bedrooms, two of which being good sized doubles and a smartly presented family bathroom. The property benefits from photo-voltaic solar panels and consequently an impressive Energy Performance B rating. Externally the property is approached by a driveway providing ample off-road parking which leads to a single garage. The well maintained gardens are a particular feature of this lovely family home and offer a very impressive space for outdoor living.

Situated in a highly regarded cul-de-sac just off of St. Thomas Road around 0.8 miles from the town centre the property is well placed to access many local amenities that include St Augustine Catholic Collage, The John of Gaunt School, The Clarendon Academy and Trowbridge College. There is also a cinema complex, a Marks & Spencers Food Hall and an excellent selection of shopping facilities, many sports facilities and a train station.

Tenure: Freehold

Local authority: Wiltshire County Council

Council Tax Band: C

EPC rating: tbc

Services: Mains gas, water, electricity and drainage





## KEY FEATURES

- Quiet cul-de-sac location
- Semi-detached house
- Three bedrooms
- Open plan kitchen / dining room
- Large, well established gardens
- Large corner plot
- Extended to rear
- Spacious living room
- Impressive conservatory
- Ample off road parking and garage

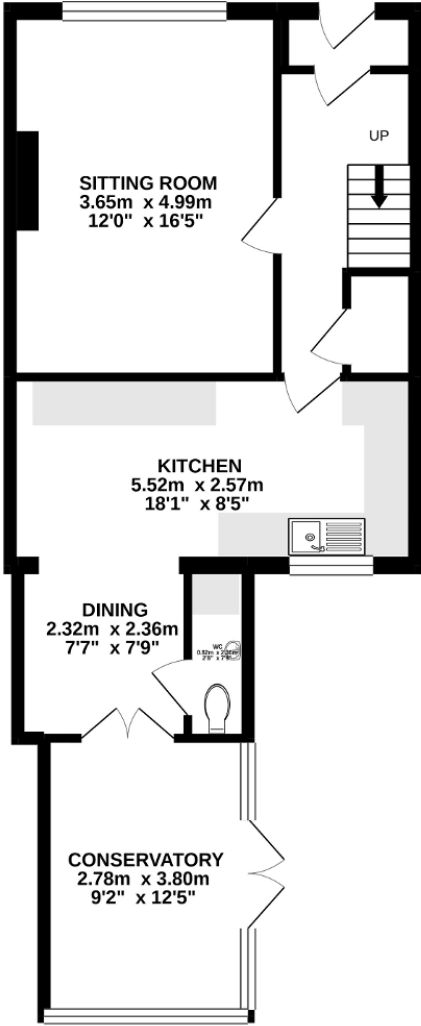




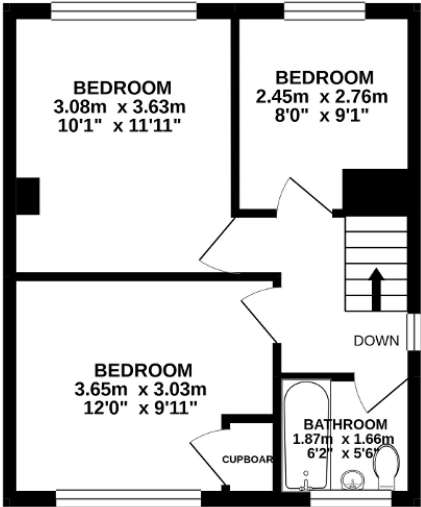




GROUND FLOOR  
59.3 sq.m. (638 sq.ft.) approx.



1ST FLOOR  
36.1 sq.m. (389 sq.ft.) approx.



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	90   B	93   A
69-80	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.

APPLEBY & TOWNEND

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TOTAL FLOOR AREA : 95.4 sq.m. (1027 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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