

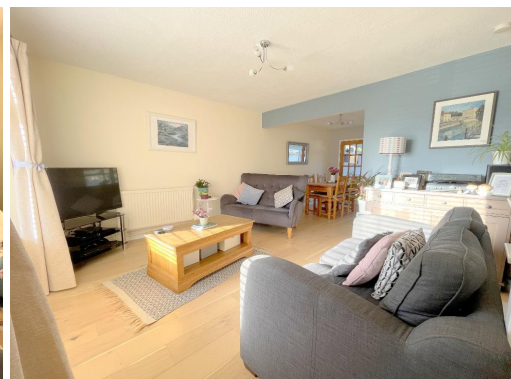
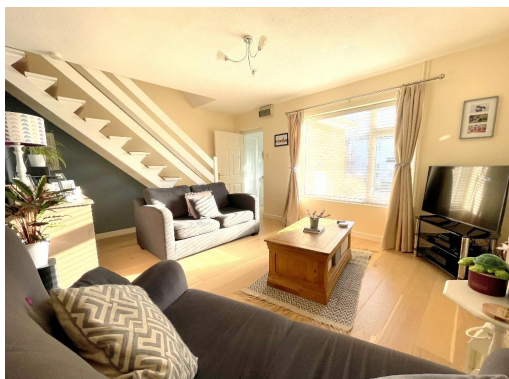




## DESCRIPTION

This beautiful two bedroom semi detached family home is one of a kind, extended to the side creating a truly wonderful living space in a quiet cul-de-sac location. Through the front door there is a lovely entrance hall with a large cupboard for coats and shoes and provides access to the downstairs office and beautiful shower room / W.C. There is a lovely light and spacious sitting room with a good-sized dining area which leads to a delightful kitchen and conservatory enabling enjoyment of the rear garden all year round. Upstairs there are two double bedrooms and a contemporary family bathroom. Outside and to the front is a pretty garden laid to lawn and a gorgeous, private fully enclosed rear garden with plenty of space to entertain. There is also a single garage in a block next to the house with power and light. All in all, a superb home in a very desirable location.

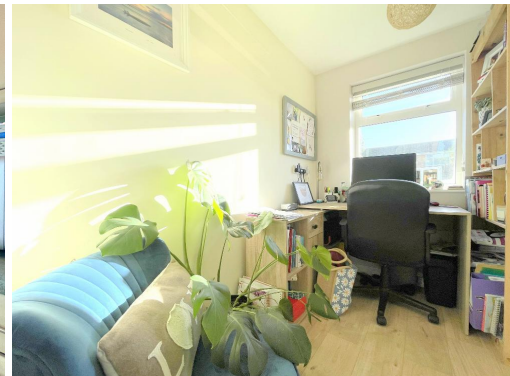
North Bradley is a highly regarded village which has local facilities that include a public house, a beautiful village primary school, cricket and football pitch all within walking distance. The village enjoys excellent access to The County Town of Trowbridge which offers a wide range of shopping and leisure facilities to include a cinema complex, library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Westbury White Horse which is visible from the beautiful views from the front of the house. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.





## KEY FEATURES

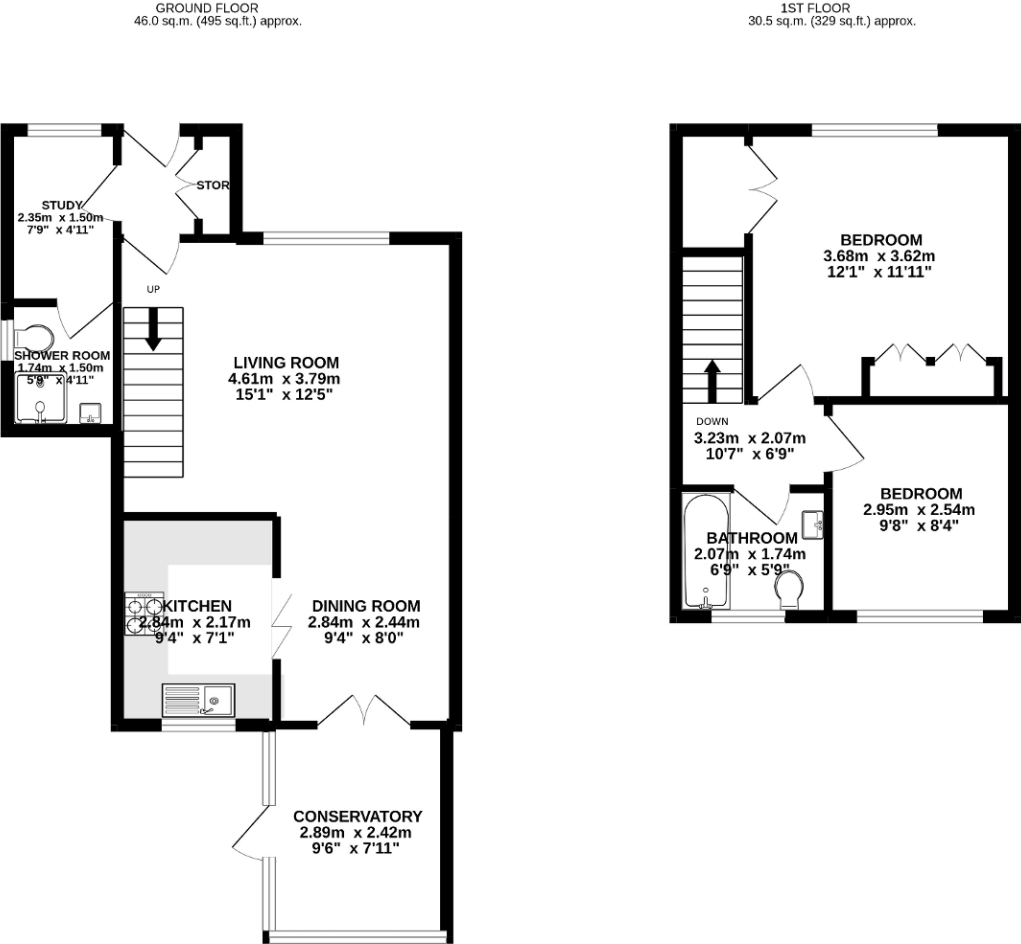
- Extended two bedroom home
- Two double bedrooms
- Home office space
- Kitchen
- Family bathroom
- Quiet cul-de-sac location
- Downstairs cloakroom / shower room
- Large sitting room / dining area
- Large conservatory
- Single Garage











TOTAL FLOOR AREA : 76.5 sq.m. (824 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		88  B
69-80	C	72  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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