

Sold



3 BEDROOM LINK DETACHED | HEDDINGTON CLOSE, BA14 | GUIDE PRICE £325,000

## DESCRIPTION

This wonderful three bedroom link - detached family home is located within the desirable Silver Street Lane side of town. Within easy walking distance to the popular Spitfire Retail Park, local shop, The Grove Primary School, Southwick Country Park and many more amenities.

Through the front door there is a good sized entrance hall, providing plenty of space for coats and shoes, access to the garage / workshop / downstairs cloak room and a glass door that takes you in to a light and spacious sitting room with feature fireplace. This in turn takes you through to a good sized dining area with sliding doors to a beautiful conservatory, allowing enjoyment of the rear garden all year round. There is a desirable kitchen with plenty of worktop space and stylish cupboards which leads to a separate utility and another access to the garage / workshop. Upstairs there is a 15ft main bedroom, another good sized double, a single bedroom and a contemporary family bathroom.

Outside and to the front is a lovely block paved driveway providing plenty of off road parking and privacy.

To the rear is a beautifully maintained private rear garden with lots of space and areas to entertain.

All in all, a delightful family home sure to impress, with scope for more development subject to planning in the future.

Heddington Close is ideally situated to the south of the town centre, the property offers good access to all the local amenities found in the town which is within a 1.2 mile walk. The Clarendon Academy, Trowbridge College, The Grove Primary School and The Spitfire Retail Park are also found within level walking distance, 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 found just 1.3 miles to the north.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

Mains electricity, gas, water and drainage.

## KEY FEATURES

- Desirable location
- Sitting room with feature fireplace
- Beautiful conservatory
- 15ft main bedroom
- Private fully enclosed rear garden
- Level walking distance to many amenities
- Dining area
- Stylish kitchen with utility
- Contemporary family bathroom
- Off road parking and garage / workshop





**ENERGY EFFICIENCY**

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 83   B    |
| 69-80                    | C             | 70   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.

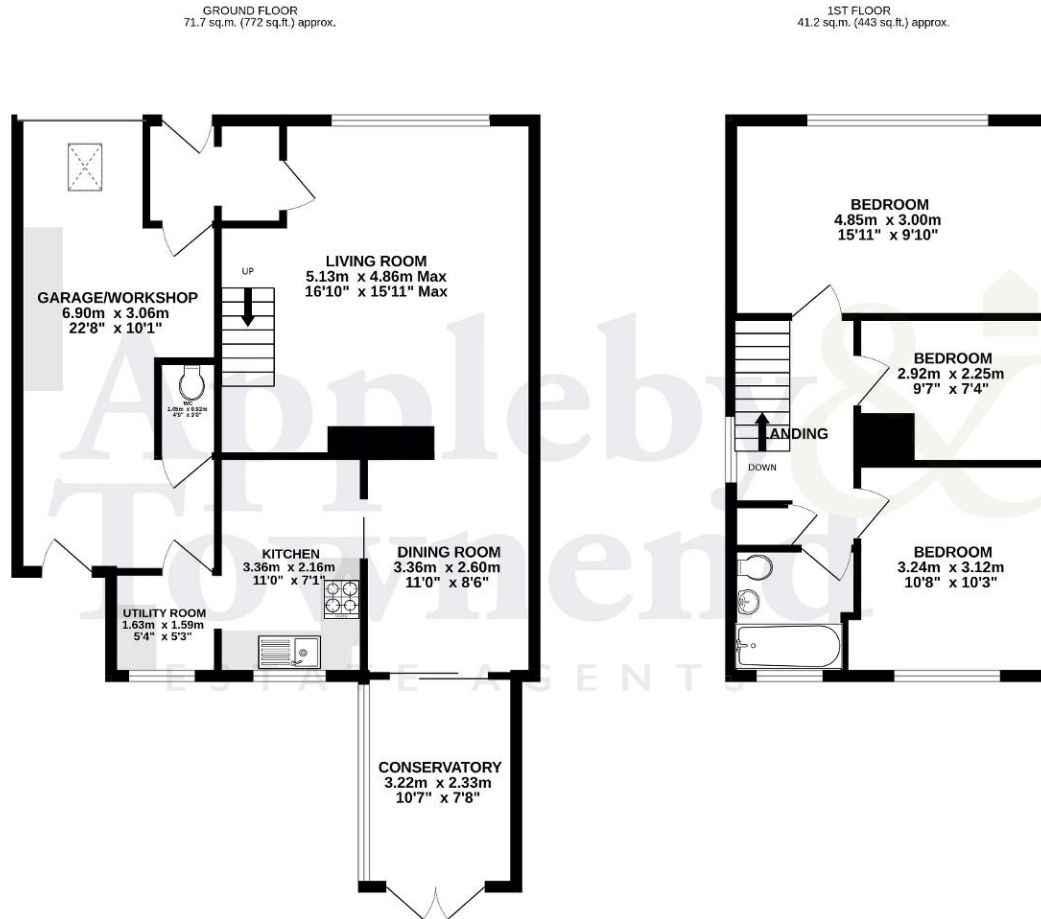
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TOTAL FLOOR AREA: 112.9 sq.m. (1215 sq.ft.) approx.

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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