



4 BEDROOM SEMI-DETACHED | WOODMARSH, NORTH BRADLEY, BA14 | GUIDE PRICE £370,000



## DESCRIPTION

Woodmarsh is a beautifully presented four-bedroom character home, located in the charming village of North Bradley, on the edge of Trowbridge, the county town of Wiltshire. This exceptional property seamlessly blends original period features with modern design, offering a unique and stylish living space.

Through the front door lies a spacious entrance hall, providing access to a large sitting and dining room with a picturesque bay window that floods the room with ample natural light. This in turn leads to a desirable fitted kitchen, a separate utility room, and a downstairs cloakroom. Additionally, there is a fantastic playroom/family room that has previously been used as a fourth bedroom, leading into a home office that could easily be used as a dressing room.

Upstairs, there are two double bedrooms and a contemporary-style family bathroom with a separate walk-in shower. On the top floor, there is another double bedroom with Velux windows and Eve storage, currently serving as the main bedroom.

Outside and to the rear lies a spacious private rear garden that receives ample sunlight, making it ideal for a growing family. To the front, there is off-road parking for a number of vehicles, which is a rare feature for a property of this age.

In summary, this exceptional period family home is situated in a prime village location, offering all the amenities and comfort that a family could desire.

Conveniently situated just a short distance from local amenities, scenic countryside walks, and riding routes, the property also benefits from excellent transport links. Trowbridge offers a variety of shops, restaurants, and a cinema complex, while the train station is just a five-minute drive away, providing direct routes to Bath, Bristol, and Cardiff. A direct line to London Paddington





can be accessed with a quick journey to Westbury station, just one stop away.

The town boasts three secondary schools, alongside numerous primary schools, making it a popular choice for families. In addition, there are various sports clubs and fitness studios in the area, providing ample opportunities for hobbies and recreation.

Trowbridge is ideally located, just 12 miles from Bath and 30 miles from Bristol, with excellent road and rail links to these cities and other surrounding towns.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: C  
EPC Rating: D  
All mains services connected

## KEY FEATURES

- Four bedroom semi-detached period home
- Large sitting room / dining room
- Separate utility & cloakroom
- Office / dressing room
- Off road parking
- Updated & Improved
- Desirable fitted kitchen
- Bedroom four / play room / family room
- Beautiful bathroom with separate shower
- Large rear garden



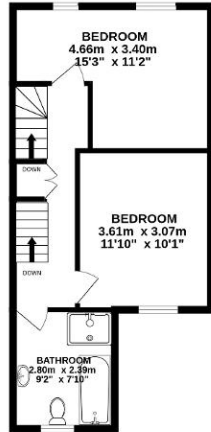




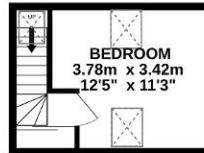
GROUND FLOOR  
67.4 sq.m. (725 sq.ft.) approx.



1ST FLOOR  
40.0 sq.m. (430 sq.ft.) approx.



2ND FLOOR  
15.9 sq.m. (172 sq.ft.) approx.



TOTAL FLOOR AREA: 123.3 sq.m. (1328 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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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