



**Wrights**  
01225 755553

1 St. Marys, Steeple Ashton, Trowbridge, Wiltshire, BA14 6EN

£525,000

## Situation

The highly sought after village of Steeple Ashton lie approximately 3 miles east of the market Town of Trowbridge. The village has often won the 'Best Kept Village Competition', due partly to the fantastic community spirit between residents. There are plenty of local amenities including an award winning shop located in the attractive main high street, and the local pub, "The Longs Arms" offering a selection of local beer as well as a variety of excellent French and English dishes. There is a well-regarded primary school in Keevil. A more comprehensive range of amenities and services can be found in the nearby Wiltshire market towns of Trowbridge, Devizes, Melksham and Chippenham, all of which provide an excellent range of shopping facilities and amenities including main line rail services.

The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest. The property is extremely well placed for access to major road links, including the M4 and A350.



**Newly renovated and extended four bedroom property**

**Desirable village location**

**High quality kitchen/diner**

**Utility room/downstairs W.C**

**Wood burning stove**

**Solar panel system with battery storage**

**Two en-suite shower rooms**

**Large double garage and driveway parking for 2/3 vehicles**

**Generous South facing rear garden**

**No onward chain**



This exceptional newly renovated and extended four bedroom semi detached property is situated within the desirable village of Steeple Ashton. Features include a high quality kitchen/diner, utility room/downstairs W.C, lounge with wood burning stove, four double bedrooms, two en-suite shower rooms, family bathroom with four piece suite, electric central heating with solar panels and battery storage.

Externally the property offers a generous South facing rear garden and driveway parking for 2/3 vehicles in front of the large integrated double garage.

Sold with the benefit of no onward chain.

### The property comprises

#### Entrance Porch

With composite front door, tiled flooring, large storage cupboard, inset ceiling spotlight and Velux window.

#### Utility room/W.C

With tiled flooring, close coupled W.C, eye level and base unit, space and plumbing for washing machine, worktop with tiled splash back, sink/drain unit, heated towel rail, inset ceiling spotlights, extractor fan and PVCu double glazed window to the front.

#### Hallway

With tiled flooring, radiator, inset ceiling spotlight and storage cupboard under the stairs.

#### Lounge

*16' 2" x 11' 9" (4.94m x 3.57m)*

With wood laminate flooring, radiator, wood burning stove, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

#### Rear hall

With wood laminate flooring, radiator, stairs to the first floor and PVCu double glazed window to the rear.

#### Kitchen/Diner

*19' 3" x 11' 9" (5.88m x 3.59m)*

With tiled flooring, a range of eye level and base units, granite worktops with tiled splash backs, integrated electric oven and microwave, five ring induction hob with extractor hood over, inset sink unit, integrated fridge/freezer and dishwasher, inset ceiling spotlights, two radiators, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

#### First Floor

#### Landing

With two radiators, large cupboard housing electric boiler, loft hatch (this part of the loft is boarded with lighting and a pull down ladder) and PVCu double glazed window to the rear.

### Bedroom 1

*11' 11" x 9' 11" (3.62m x 3.03m) approx*

With radiator, large built in storage cupboard and PVCu double glazed window to the rear.

### En-suite

With tiled flooring, white suite comprising walk in shower enclosure with rainfall and handheld shower, double hand basin with vanity unit under and close coupled W.C, heated towel rail, illuminated mirror, inset ceiling spotlights, extractor fan and PVCu double glazed window to the front.

### Bedroom 2

*13' 1" x 13' 0" (4.00m x 3.96m)*

With radiator, built in storage cupboard, inset ceiling spotlights and PVCu double glazed windows to the side and rear.

### En-suite

With tiled flooring, white suite comprising shower enclosure with rainfall and hand held shower, hand basin with vanity unit and low level W.C, heated towel rail, illuminated mirror, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

### Bedroom 3

*12' 2" x 10' 1" (3.71m x 3.08m)*

With radiator and PVCu double glazed window to the rear.

### Bedroom 4

*10' 2" x 9' 2" (3.09m x 2.79m)*

With radiator and PVCu double glazed window to the rear.

### Bathroom

With tiled flooring, four piece white suite comprising bath, shower enclosure with rainfall shower, hand basin with vanity unit and close coupled W.C, heated towel rail, inset ceiling spotlights, extractor fan and PVCu double glazed window to the rear.

### Externally

#### To the front

Driveway parking for 2/3 vehicles in front of the garage, with a gate providing access to the rear garden, path to the front door with outside lighting and an area laid to lawn.

#### Double garage

*22' 11" x 16' 8" (6.98m x 5.08m)*

With electric up and over door to the front, power, light, PVCu double glazed window to the rear and PVCu door opening onto the rear garden.

#### To the rear

The generous enclosed rear garden offers a spacious patio seating area with double electric power socket, an area laid to lawn, outside tap, rear door to the garage and a gate providing access to the front of the property.

#### Council tax

The property is currently in council tax band C.

EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**GEM MORTGAGES**

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553





EXCLUSIVE MORTGAGE  
ADVICE FOR WRIGHTS  
RESIDENTIAL WITH

**GEM  
MORTGAGES**

**Gemma Coleman**  
Telephone 01225 755553  
Mobile: 07717 749944  
Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

CALL NOW FOR FREE MORTGAGE  
ADVICE THAT YOU CAN TRUST



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553



**Ground Floor**

Approx. 87.9 sq. metres (945.8 sq. feet)

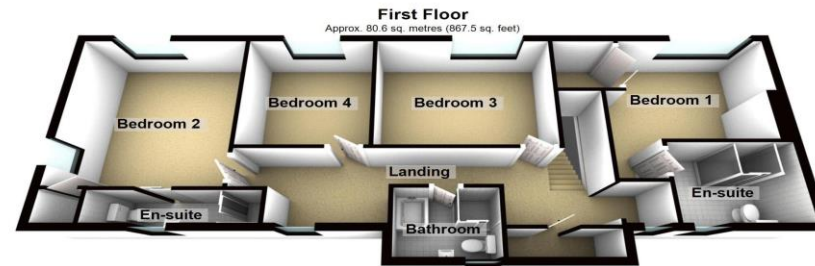
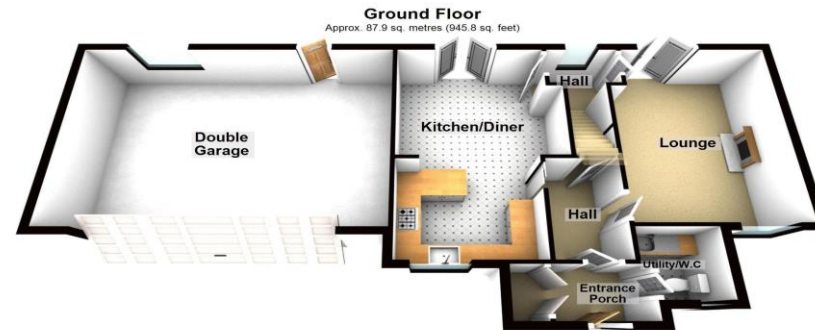


**First Floor**

Approx. 80.6 sq. metres (867.5 sq. feet)



Total area: approx. 168.5 sq. metres (1813.3 sq. feet)



Total area: approx. 168.5 sq. metres (1813.3 sq. feet)





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.