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Residential Sales



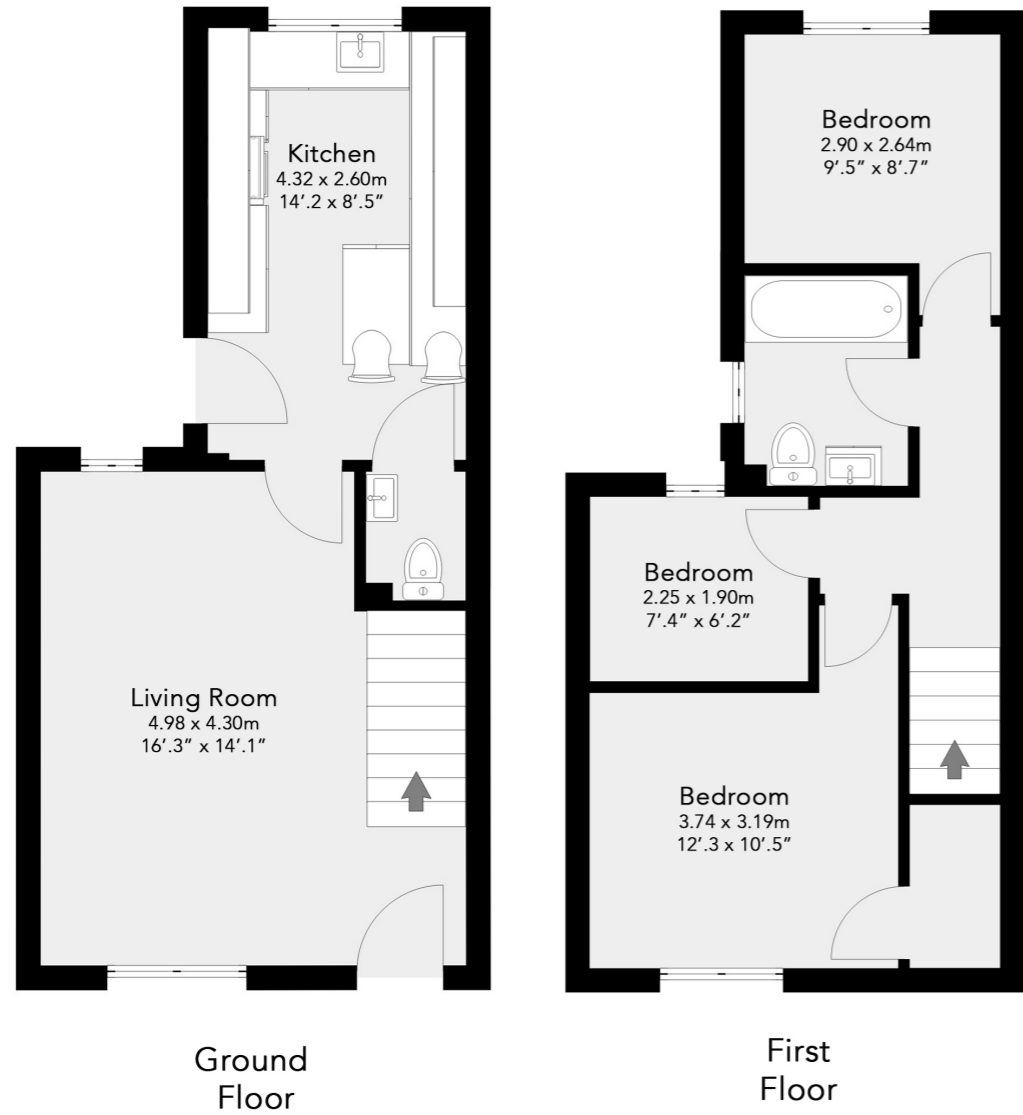
14a Lower Street, Rode



# Floor Plan



14A Lower Street, Rode, BA11 6PU



Total Area  
approx  
63.4 sqm  
682. sqft

## 14a Lower Street Rode BA11 6PU

Built in 2020 by a reputable local developer, this 3 bedroom family home is presented in immaculate order throughout, offering a perfect blend of modern design, high quality finishes and low maintenance living.

Tenure: Freehold

**£390,000**

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent



## Situation

14a Lower Street is situated in the popular Somerset village of Rode. The village benefits from a pre-school and Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

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## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band C

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## Description

This charming cottage-style home offers a perfect blend of modern living and traditional countryside appeal. Nestled in the picturesque village of Rode, the property is ideally located, with local amenities just moments away and stunning countryside walks right on your doorstep.

The property has been finished to the highest standard, featuring double glazed windows and gas central heating, with underfloor heating on the ground floor and traditional radiators on the first floor. The ground floor offers a light-filled living room, leading into a well-equipped kitchen/dining area, complete with a comprehensive range of quality units, Silestone worktops, and integrated appliances including an electric fan-assisted double oven, hob, full-size dishwasher, washing machine, fridge and freezer. A convenient ground floor cloakroom adds to the practicality of this home.

On the first floor, you'll find 3 bedrooms and a modern family bathroom.

Externally, the front of the property features a raised paved area with attractive planting, while the rear boasts a peaceful, enclosed east-facing courtyard garden, perfect for enjoying the morning sun. A carport with a space in front provides off street parking for 2 vehicles.

The property benefits from the remainder of a NHBC guarantee, providing peace of mind.

This delightful home perfectly combines character, comfort, and convenience, making it an ideal choice for family living.

## Accommodation

### Ground Floor

#### Canopy Porch

With a part glazed door to:-

#### Sitting Room

With a staircase rising to the first floor, understairs cupboard, dual aspect with double glazed windows to the front and rear, engineered wood floor, door to:-

#### Kitchen/Breakfast Room

With a range of light grey matte finish floor and wall mounted units with chrome handles and Silestone work surfaces incorporating stainless steel 1½ bowl single drainer sink with mono bloc mixer tap, integrated appliances include 4 ring induction hob with extractor over, electric fan assisted single oven, dishwasher, washing machine, fridge and freezer, under unit lighting, extractor hood, cupboard housing Vaillant gas fired combination boiler supplying domestic hot water and central heating, double glazed window to rear, part glazed door to garden, door to:-

#### Cloakroom

With white suite comprising low level WC, wash hand basin with tiled splashback, extractor.

## First Floor

#### Landing

With a radiator.

#### Bedroom 1

With a radiator, double glazed window to front, large walk-in wardrobe with light.

#### Bedroom 2

With a radiator, double glazed window to rear.

#### Bedroom 3

With a single radiator, double glazed window to rear.

#### Family Bathroom

With a white suite comprising panelled bath with ceramic wall tiling, overhead rain shower and separate hand shower with concertina style shower screen, vanity unit having inset wash hand basin, low level WC, chrome finish vertical towel rail/radiator, obscure double glazed window to side.

## Externally

#### Garden, Carport, Parking

To the front of the property there is a small raised area of garden with a stone wall and railings, private paved steps lead to the front door.

To the Rear there is an enclosed, predominantly paved garden with steps leading up to a further terrace with raised borders and enjoying an easterly aspect. A side gate leads to the rear where there is a single oak framed carport with space in front providing parking for 1 vehicle.