

TOWN&COUNTRY
ESTATES



Widbrook Meadow, Trowbridge, Wiltshire BA14 9SD

£300,000

LOCATION

The Walwayne Court/Broadmead development is a sought after family friendly residential area, on the Bradford-on-Avon/Bath side of Trowbridge, within easy reach of the well regarded Walwayne Court Primary School, bus routes, Tesco Express, chip shop, pharmacy and popular pub. Secondary Schools, Trowbridge town centre and train station are close by, making this area popular with families and commuters alike.

DESCRIPTION

VENDOR SUITED - ONWARD PURCHASE WITH NO CHAIN - A well presented three bedroom semi-detached home, occupying a pleasant position within a small cul-de-sac, on the sought after Walwayne Court development, on the Bath side of Trowbridge. The accommodation comprises an entrance hall, sitting room, modern kitchen/dining room, WC, two double bedrooms a single bedroom and shower room. Further benefits include gas central heating, uPVC double glazing, enclosed garden, garage and block paved driveway parking.

ENTRANCE HALL

You enter the property through an obscure glazed composite front door into the entrance hall, where there is a radiator, stairs to the first floor and doors to the sitting room, kitchen/dining room, WC and useful under stairs storage cupboard.

SITTING ROOM

15'1" x 11'1"

The sitting room has a uPVC double glazed window to the front with attractive wooden plantation shutters, thermostat heating controls, TV point and a radiator.

KITCHEN/DINING ROOM

18'0" x 9'6"

The kitchen/dining room was knocked through creating this one large room in 2021, with a new kitchen fitted. There are two uPVC double glazed windows to the rear, a range of matching base, wall and drawer units with square edge worksurfaces and breakfast bar, 1 1/2 bowl inset sink with chrome mixer tap and splashbacks, a built in high level oven and grill, built in microwave, inset ceramic hob with extractor and light over, integrated fridge/freezer, plumbing for a washing machine, radiator, inset ceiling spotlights, a glazed uPVC door to the garden and doors to the sitting room and entrance hall.

WC

There is an obscure uPVC double glazed window to the side, a dual flush WC, corner basin and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to the side with wooden plantation shutters, access to the loft and doors to all bedrooms, the bathroom and airing cupboard.



BEDROOM ONE

12'5" x 8'6"

Bedroom one has a uPVC double glazed window to the front with wooden plantation shutters, built in double wardrobe and a radiator.

BEDROOM TWO

10'2" x 9'10"

The second double bedroom has a uPVC double glazed window to the rear, built in double wardrobe and a radiator.

BEDROOM THREE

9'6" x 9'2" max

Bedroom three has a uPVC double glazed window to the front with wooden plantation shutters, built in cupboard and a radiator.

SHOWER ROOM

The shower room has an obscure glazed uPVC double glazed window to the rear, a corner shower cubicle with mains shower over, vanity unit with storage, inset toilet, inset basin and light over, chrome heated towel rail, inset ceiling spotlights, an extractor fan and tiled splashbacks.

EXTERIOR

FRONT

The front of the property has a block paved drive, gravelled area, path to the front door with storm porch over and gated access to the rear garden.

REAR GARDEN

The enclosed rear garden is largely laid to low maintenance stone chippings with mature planted borders, a paved path leads to a rear paved seating area and a lovely wooden summerhouse with power.

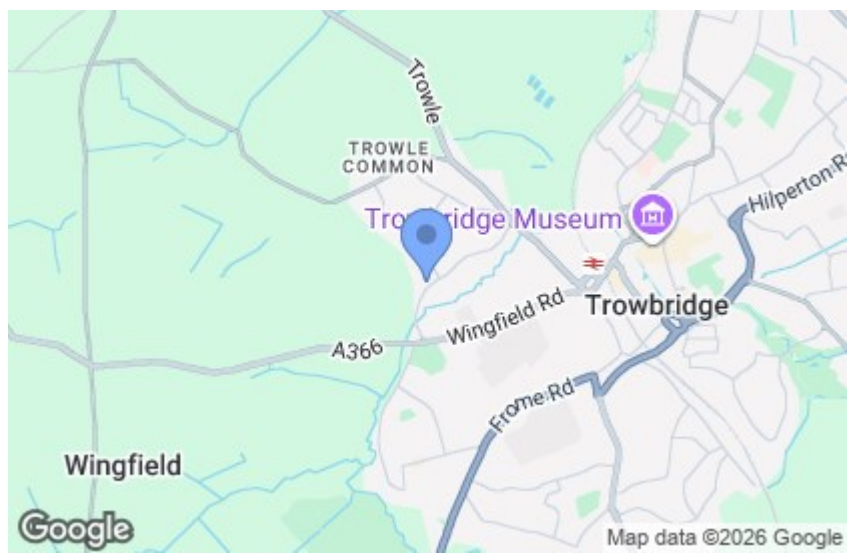
GARAGE

The garage has an up and over door to the front and a store to the rear with a window and a side door to the garden.

ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C







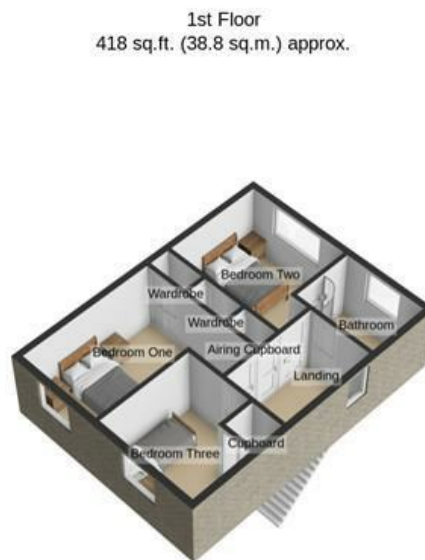
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) 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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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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