

**TOWN & COUNTRY**

ESTATES



**Sorrel Close, Trowbridge, Wiltshire BA14 0XX**

**Offers Over £275,000**

## LOCATION

The property is found within the ever popular Wiltshire Drive development, on the Westbury side of Trowbridge. Just a short walk to bus routes, local shops, Schools and the busy Spitfire Retail Park, which offers shopping and food outlets. Trowbridge town centre offers shopping facilities, Library, Health Centre, cinema complex with restaurants and a train station, providing direct links to Bath, Bristol and beyond.

## DESCRIPTION

This extremely well presented three bedroom semi-detached home approaches the market in great order, benefitting from a modern kitchen and bathroom, a landscaped walled garden, garage and driveway parking. The deceptively spacious accommodation offers an entrance hall, lounge/dining room, kitchen with integrated appliances, conservatory, two double bedrooms with built in wardrobes, a good size single bedroom and well appointed bathroom. Further benefits include uPVC double glazing, gas central heating and a fantastic position within this popular estate, allowing easy access to a local recreation field.

## ENTRANCE HALL

You enter the property through a uPVC entrance door, there is Oak effect LVT flooring, radiator, telephone point, door to the lounge/dining room and stairs to the first floor.

## LOUNGE/DINING ROOM

### LOUNGE AREA

13'9" x 12'5" max

The uPVC bay window to the front fills the room with natural light and offers a great view of the gorgeous blossom tree in the front garden. The lounge also has a radiator, television point, thermostat heating controls, under stairs storage cupboard and the same Oak effect LVT from the entrance hall, which continues around the whole of the downstairs.

### DINING AREA

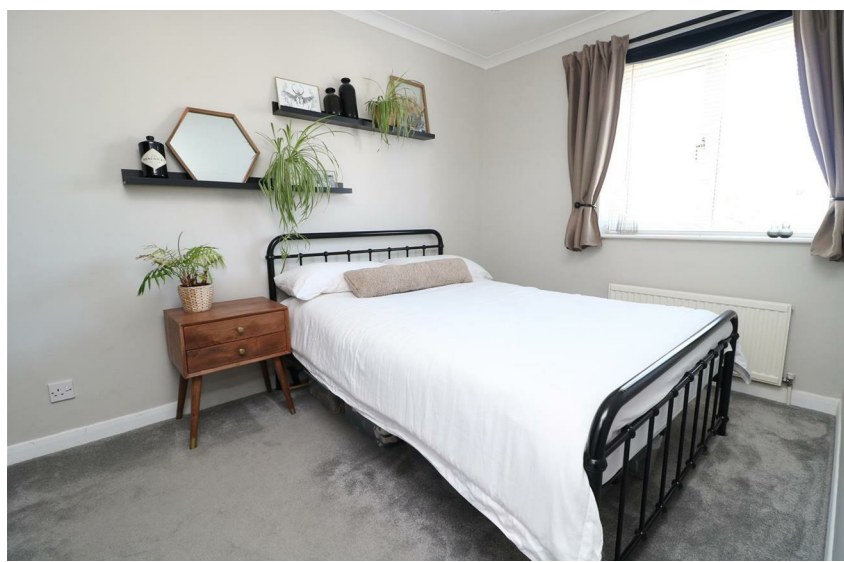
9'6" x 7'10"

With space for a six seater dining table, there is a radiator, door to the kitchen and double doors to the conservatory.

## KITCHEN

8'10" x 7'6"

The kitchen was reconfigured in 2018, removing an unnecessary external door, adding a larger window and creating a much more practical layout. A range of new matching base and wall units were fitted, square edge worksurfaces, ceramic sink with mixer tap, attractive tiled splash backs, built in oven, inset gas hob with extractor and light over, integrated fridge/freezer, integrated washing machine and integrated dishwasher. Concealed in a cupboard is a wall mounted gas boiler.



## CONSERVATORY

9'6" x 7'2"

The conservatory has uPVC double glazed windows to three aspects, ceiling light with fan and uPVC double glazed French doors to the rear garden. Currently used as a gym area, this room could also make the ideal work from home space, play room or simply somewhere to sit and enjoy the garden.

## FIRST FLOOR LANDING

There is a uPVC double glazed window to the side, access to the loft and doors to all three bedrooms, the bathroom and a useful storage cupboard.

## BEDROOM ONE

10'5" x 8'10"

Bedroom one has a uPVC double glazed window to the rear, built-in double wardrobe and a radiator.

## BEDROOM TWO

10'5" x 7'10"

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

## BEDROOM THREE

7'6" x 6'10"

There is a uPVC double glazed window to the front and a radiator.

## BATHROOM

The modern bathroom has an uPVC double glazed window to the rear, a panelled bath with chrome mixer tap, mains shower with rainwater shower head, hand shower attachment and glazed screen, wall hung vanity unit with freestanding ceramic basin and tall standing chrome mixer tap, dual flush WC, chrome heated towel rail, attractive part tiled walls and inset ceiling spotlights.

## EXTERIOR

### FRONT

There is a well kept lawn with picket fencing, a lovely blossom tree, side area for bin storage leading to a gate to the rear garden. A private path leads to the garage and driveway.

### REAR GARDEN

The garden is enclosed by an attractive stone wall and wooden fencing. This low maintenance outside space has a paved patio, artificial lawn, outside tap and wisteria vines.

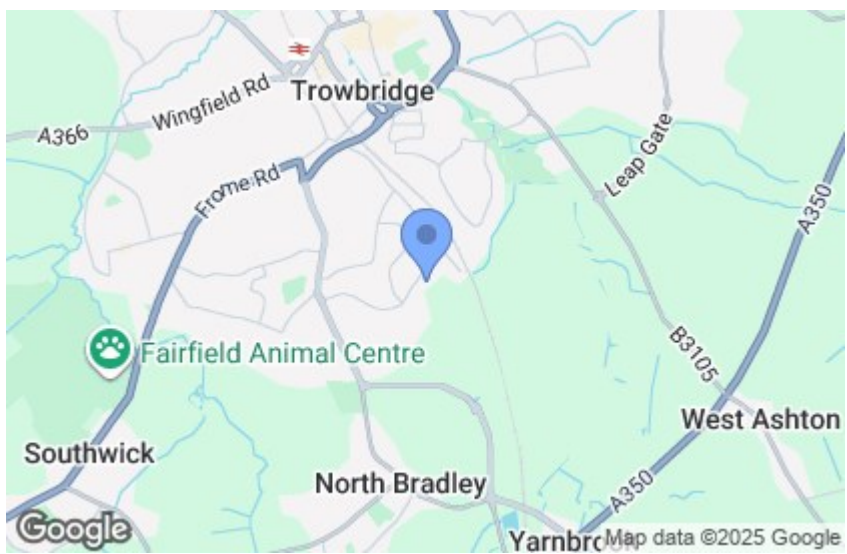
### GARAGE

The garage is to the front of the property and is accessed through Campion Drive, into a small cul-de-sac at the end of Sorrel Close. There is an up and over door, power, light and driveway in front.

## ADDITIONAL INFORMATION

Council Tax Band - C

EPC rating - C







GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



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TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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