

**TOWN & COUNTRY**  
ESTATES



**Barnes Close, Trowbridge, Wiltshire BA14 9ER**

**£425,000**

## LOCATION

The property is located in a quiet cul-de-sac off of Wingfield Road, within easy reach of popular Primary and Secondary schools, doctors surgery, bus routes and just a short walk from the train station and town centre. Trowbridge offers busy town centre shopping, a modern cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - An extended and deceptively spacious family home, tucked away in a sought after location, at the head of a quiet cul-de-sac. The large ground floor accommodation comprises an entrance hall with Neville Johnson Oak staircase and attractive glazed balustrade, lounge, stunning dining room extension, home office/family room, refitted kitchen, utility room created from the rear of the garage and cloakroom toilet. On the first floor you will be delighted to find a master bedroom with ensuite, three further double bedrooms and a brand new family bathroom. Further benefits include gas central heating, uPVC double glazing, driveway parking and a superb, large rear garden for the whole family to enjoy.

## ENTRANCE HALL

You enter the property through a composite entrance door with obscure glazed panel. There is a uPVC double glazed window to the side, wood effect flooring, radiator, telephone point, a luxury Neville Johnson natural Oak staircase with contemporary glazed balustrades to the first floor, doors to the utility room and cloakroom toilet. Glazed double doors to the lounge and a glazed door to the kitchen allow natural light to flow around a large part of the ground floor.

## LOUNGE

14'5" x 12'6"

There is a radiator, TV point, wood effect flooring and double doors to the dining room. The Lounge opens through to the family room.

## DINING ROOM

12'2" x 10'2"

Currently used as a dining room, this very welcome addition was completed by Leekes 2019. There is a pitched 380 tiled roof with two Upvc double glazed skylight windows, a large feature Upvc double glazed window with decorative sunrise panel overlooking the large rear garden, uPVC double glazed sliding doors to the patio, two wall mounted electric radiators, many power sockets with USB outlets and wood effect flooring.

## HOME OFFICE/FAMILY ROOM

10'2" x 8'6"

This versatile third reception room is currently used as a home office/family room and offers uPVC double glazed French doors open to the garden, there is wall mounted mirror and a radiator.

## KITCHEN

13'1" x 8'2"

With a uPVC double glazed window to the front, the bespoke hand made wooden kitchen was completed in 2025 and offers a range of matching base units with solid sapele wooden worksurfaces with matching upstands, 1 1/2 bowl inset sink with chrome mixer tap, space for a freestanding cooker, stainless steel splash back and chimney extractor with light over, integrated under counter fridge, plumbing for a dishwasher, radiator and a composite door to the rear garden. Mounted on the wall is a Viessmann gas boiler.

## UTILITY

8'10" x 8'2"

Converted from the rear garage, the utility space has a base unit with work surface and inset basin with chrome mixer tap, plumbing for a washing machine, space for a fridge/freezer, an extractor fan and lot's of space for shoes and coat storage.

## CLOAKROOM

There is a Upvc double glazed obscure window to the front, WC, pedestal basin and a radiator.

## FIRST FLOOR LANDING

The first floor landing has access to the loft, doors to the four double bedrooms, family bathroom and an airing cupboard.

## MASTER BEDROOM

10'10" x 9'2" (to wardrobe)

The master bedroom has a uPVC double glazed window to the front, built in 'his and hers' double wardrobes, radiator and a door to the ensuite.



### ENSUITE

There is a Upvc double glazed obscure window to the side, an inset shower cubicle with wall mounted Triton electric shower and tiled splash backs, low level WC, pedestal basin, chrome heated towel rail, extractor fan and shaving socket.

### BEDROOM TWO

10'10" x 8'6"

There is a uPVC double glazed window to the front, wood effect flooring, built-in double wardrobe recess and a radiator.

### BEDROOM THREE

12'10" (into recess) x 7'10"

In bedroom three there is a uPVC double glazed window to the rear with views across a playing field, a wardrobe recess and a radiator with a decorative cover.

### BEDROOM FOUR

8'6" x 7'10"

There is a uPVC double glazed window to the rear with view across the playing field, attractive part-panelled walls, a recess with a built-in storage bench and a radiator with a decorative cover.

### FAMILY BATHROOM

There is an obscure uPVC double glazed window to the side, the fantastic, newly finished bathroom was completed in September 2025 and offers a panelled bath with mixer tap, a wall mounted mains shower with rainfall effect head, hand shower attachment and a glazed screen, a vanity cupboard with inset basin and chrome mixer tap, a dual flush WC, chrome heated towel rail, shaving socket, attractive tiled splashbacks and an extractor fan.

### EXTERIOR

#### FRONT

The front of the property has a drive (shared access with two neighbouring properties) providing off road parking for up to three cars, access to the front door with storm porch over, outside light, planted border, up and over door to the garage/store and gated access to the rear garden.

#### REAR GARDEN

This superb, Westerly facing rear garden is more spacious than usually associated with this style of property and is a great outdoor space for the whole family, with a really private feel. Benefits include two paved seating areas, a raised decking entertaining area, a large very well kept lawn, attractive planted borders, summerhouse, outside tap, outside light and external power socket. There is gated access to the front from either side of the house.

#### GARAGE

The garage has been converted to the rear to create the utility room, so now provides useful storage with power and up and over door to the front.

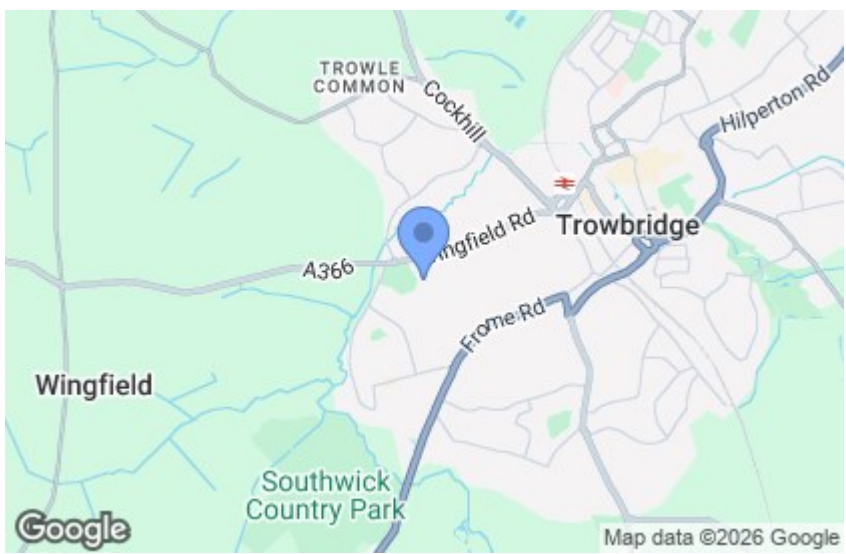
#### ADDITIONAL INFORMATION

Council Tax Band - E

Ground floor extension - 2019.

There was planning approval for a further ground floor extension in 2023, which although now expired, created a large kitchen to the rear of the house - planning application number PL/2023/03169

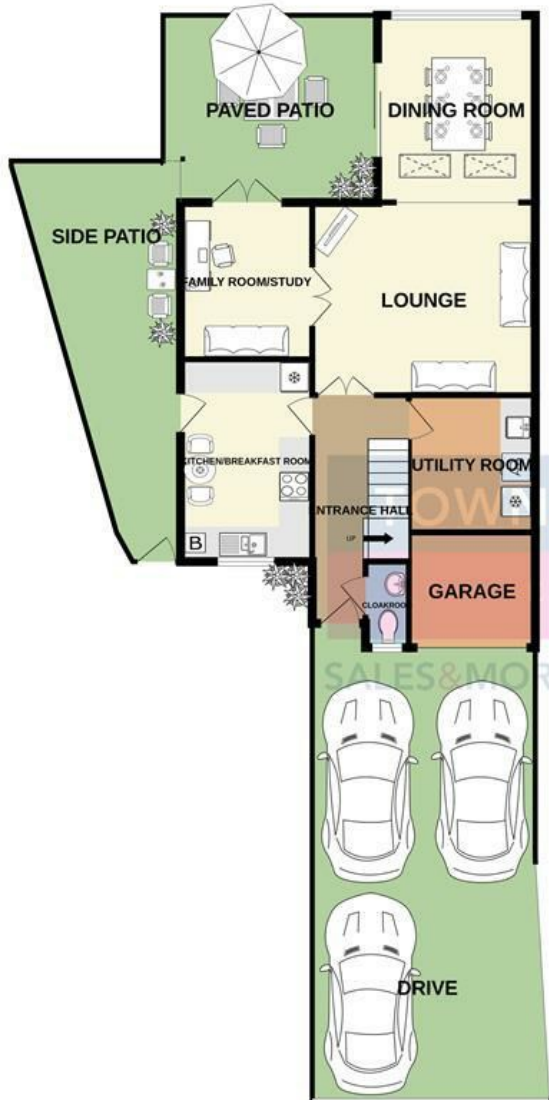
All windows and doors replaced in 2012. The windows are easy clean windows.







GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.

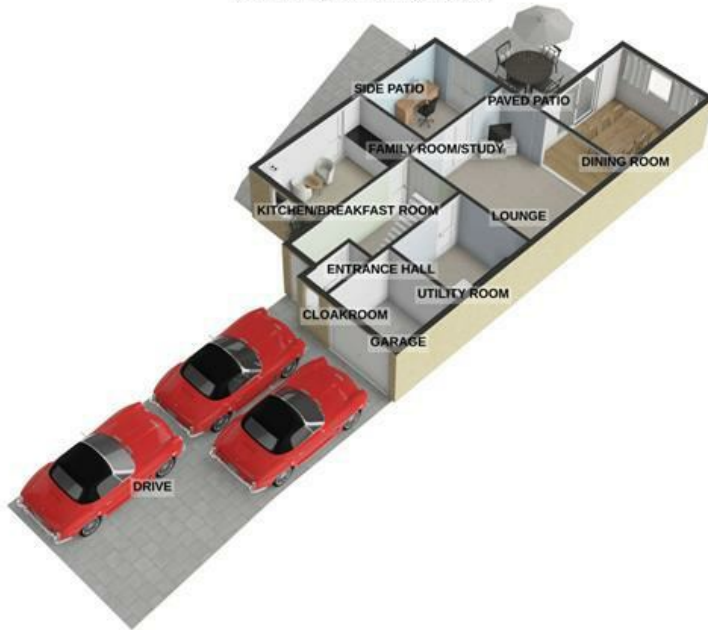


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TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

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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