

TOWN & COUNTRY
ESTATES



Wynsome Street, Trowbridge, Wiltshire BA14 9RB

Guide Price £260,000

LOCATION

Southwick is a popular village on the edge of Trowbridge benefiting from a Village Primary School, local shop, pub, village hall & country walks. Southwick Country Park allows for you to get lost in the countryside and also have a great family day out at the petting farm & cafe. The location of the property offers good access to Trowbridge, Frome, Bath and A36.

DESCRIPTION

VENDOR SUITED - Located in the popular village of Southwick and set back from the main road in a quiet cul de sac, is this well presented three bedroom semi detached family home. The property is arranged over two floors and comprises Entrance Hall, Lounge, Kitchen/Diner & Utility Room whilst to the first floor, there are three good sized bedrooms and family bathroom. To the side of the property there is off road parking for two vehicles, and access to spacious private rear garden.

ENTRANCE HALL

You enter the property via a UPVC entrance door, there is a door leading to living room, radiator and stairs to first floor.

LIVING ROOM

15'7" x 12'0"

The spacious living room has a large UPVC double glazed window to front aspect, tv point, electric fire, radiator and door to kitchen/dining room.

KITCHEN/DINER

18'11" x 8'11"

The kitchen/diner has a double glazed window to rear aspect and UPVC double glazed sliding door leading to rear garden. There are a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, built in electric oven and inset hob, integrated dishwasher and undercounter fridge, wood effect laminate flooring and door leading to utility.

UTILITY ROOM

7'6" x 4'3"

There is a Window to side aspect and space for Washing machine and fridge/freezer.

FIRST FLOOR LANDING

There is a UPVC double double glazed window to side aspect, doors leading to all bedrooms and bathroom and access to loft.

BEDROOM ONE

12'0" x 9'10"

The spacious master bedroom has a UPVC double glazed window to front aspect and radiator.

BEDROOM TWO

12'4" x 8'11"

The second double bedroom has a UPVC double glazed window to rear aspect, overlooking garden., radiator and TV point.



BEDROOM THREE

8'11" x 8'8"

There is a UPVC double glazed window to front aspect, radiator, cupboard housing gas combi-boiler and Tv point

BATHROOM

There is a UPVC obscure double glazed window to rear, paneled bath with mixer taps and over head electric shower, pedestal wash hand basin and closed couple W/C, tiled splash backs and radiator.

EXTERIOR

FRONT

REAR

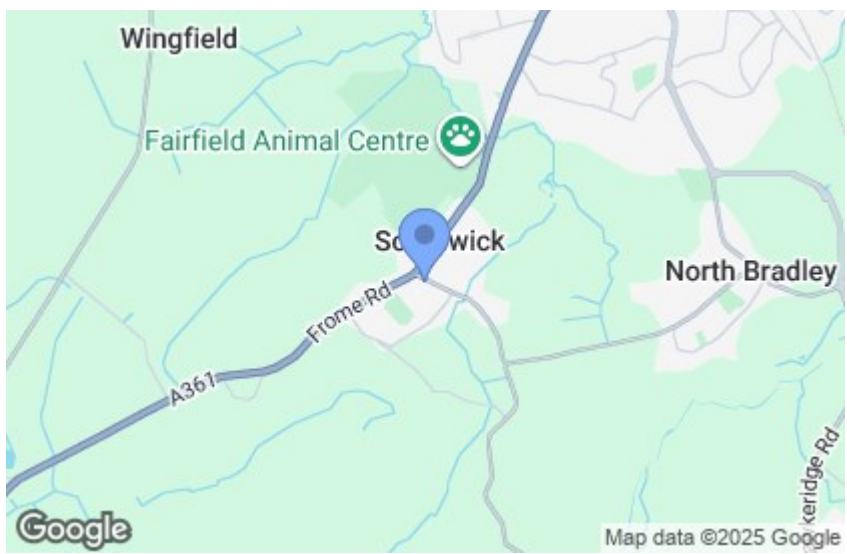
The private south easterly facing rear garden is mainly to lawn, with a paved patio area, planted borders with selection of plants and flowers, two large storage shed and exterior tap.

DRIVEWAY PARKING

Accessed by shared driveway, there is parking for 2/3 vehicles.

ADDITIONAL INFORMATION

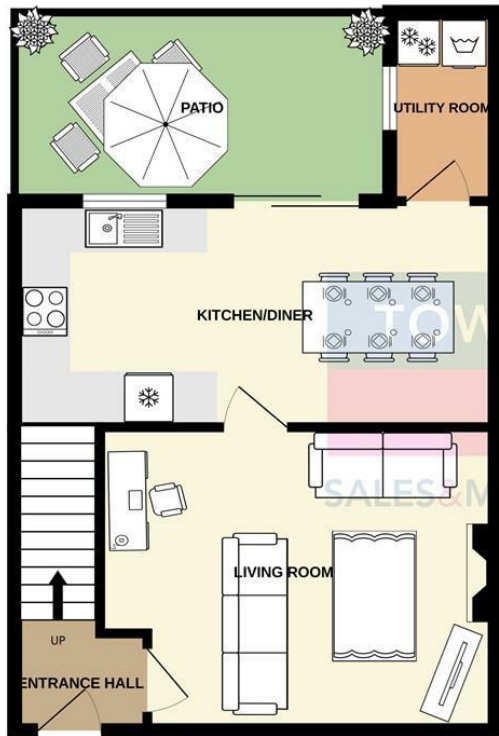
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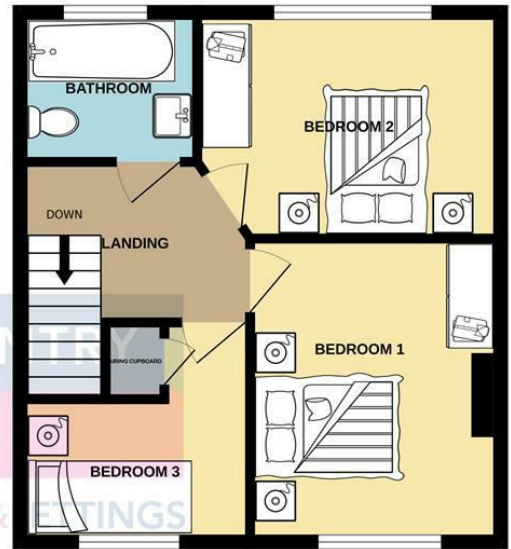




GROUND FLOOR



1ST FLOOR



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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GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



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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