

**TOWN & COUNTRY**  
ESTATES



**Swift Drive, Trowbridge, Wiltshire BA14 7FR**

**Offers Over £350,000**

## LOCATION

The property is located within the modern Southview Park Development, on the West Ashton side of town, within walking distance of Trowbridge Town centre, local shops, Schools and bus routes. There are lovely walks on Biss Meadow Country Park, just a short stroll from the property, leading to Tesco and the town centre. Trowbridge itself offers a range of shopping facilities, a cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

A fantastic, four double bedroom detached family home, situated within a popular and modern residential estate, on the edge of Trowbridge. Built by Wainhomes in 2013, this attractive double fronted residence is arranged over three stories and so offers spacious and flexible living accommodation.

The ground floor comprises an entrance hall, kitchen/dining room, dual aspect lounge and cloakroom toilet. The spacious master bedroom with en-suite shower room, bedroom four and four piece family bathroom occupy the first floor. Two further double bedrooms and a shower room occupy the second floor. Further benefits include gas central heating, UPVC double glazing, enclosed rear garden, detached garage and driveway parking.

## ENTRANCE HALL

You enter the property through a composite entrance door with obscure glazed panels (fitted by Alan Joy in 2022). There is a built in door mat, radiator, smoke alarm, thermostat heating controls, tiled flooring, useful wall mounted storage cupboards, stairs to the first floor, a bi-folding door to the kitchen/dining room and doors to the lounge and cloakroom toilet.

## LOUNGE

16'5" x 10'10"

This good size, dual aspect lounge has a UPVC double glazed window to the front and UPVC double glazed French doors opening the rear garden. The room offers a feature fireplace with wooden mantle, marble inlay, marble hearth and inset electric fire, TV point, wood effect flooring and two radiators.

## KITCHEN/DINING ROOM

This triple aspect room is flooded with natural light from the UPVC double glazed windows to the front, side and UPVC double glazed French doors to the rear. The kitchen has an extended range of matching base units, wall units and glazed display cabinets, rolled top work surfaces with tiled splashbacks, a stainless steel inset sink unit with chrome mixer tap, built in double Indesit electric oven, inset gas hob with stainless steel chimney extractor with light above, integrated dishwasher, integrated fridge, integrated washing machine, space for an American style fridge/freezer, radiator, under stairs storage cupboard and concealed in a cupboard is a wall mounted gas boiler (last serviced July 2024).

## CLOAKROOM

There is a closed couple WC, vanity unit with inset basin and chrome mixer tap, tiled splashbacks, radiator, extractor fan and tiled flooring.

## FIRST FLOOR LANDING

The stairs leading to the first floor have a UPVC double glazed window to the rear, with the landing offering doors to the master bedroom, bedroom four, family bathroom and airing cupboard. Further stairs lead to the second floor.



## MASTER BEDROOM

16'5" (MAX) x 11'2" (MAX)

The spacious master bedroom has UPVC double glazed windows to the front and rear, a range of bespoke built in bedroom furniture (fitted in 2022) which includes two double wardrobes, a single wardrobe, drawers and overhead storage cupboards, two radiators, TV point and a door to the en-suite shower room.

## EN-SUITE

There is a UPVC obscure glazed window to the front, built in shower cubicle with a glazed bi-folding door, mains shower and tiled splash backs, a closed couple W/C, pedestal basin with chrome mixer tap, radiator, shaving socket and an extractor fan.

## BEDROOM FOUR

10'10" x 9'2"

The fourth double bedroom has a UPVC double glazed window to the rear and a radiator.

## FAMILY BATHROOM

The large family bathroom has an obscure UPVC double glazed window to the front, the four piece suite offers a shower enclosure with a glazed bi-folding door and mains shower, a closed couple W/C, pedestal basin with chrome mixer tap, panelled bath with ornamental chrome mixer tap and shower attachment, welcome storage unit, radiator, shaving socket and extractor fan.

## SECOND FLOOR LANDING

On the second floor landing there is a double glazed Velux window, radiator, smoke alarm, access to the loft and doors leading to bedroom two, bedroom three and the shower room.

## BEDROOM TWO

13'9" x 11'2"

There is a UPVC double glazed window to the front, double glazed Velux window to the rear, two radiators and access to the loft space.

## BEDROOM THREE

13'9" x 9'2"

Bedroom three has a UPVC double glazed window to the front, double glazed Velux window to the rear, built in wardrobe, built in eaves storage with sliding doors and two radiators.

## SHOWER ROOM

The shower room has a double glazed Velux window to the front, corner shower cubicle with mains shower, closed couple W/C, pedestal basin with chrome mixer tap, radiator and extractor fan.

## EXTERIOR

### FRONT

The front of the property is laid to attractive and low maintenance slate chippings, there is an outside light and gate to the rear of the property.

### REAR GARDEN

The enclosed rear garden has high wooden fencing surrounding all boundaries, a paved patio, large lawn area, shed, storage area to the side, outside tap, light and gate accessing the front of the property.

### GARAGE

To the side of the property there is a drive providing off road parking for one car, leading down to the garage with up and over door to the front, storage, power and light.

## ADDITIONAL INFORMATION

Council Tax Band - E

ALL FITTED BLINDS TO BE INCLUDED IN THE SALE (THESE WERE FITTED BY HILARYS BLINDS IN APRIL 2022).

THERE IS A SMALL SERVICE CHARGE FOR THE UPKEEP OF THE LOCAL AREA, PAYABLE TO FIRST PORT. THE 2024 - 2025 PAYMENT OF £189.31 HAS BEEN MADE.



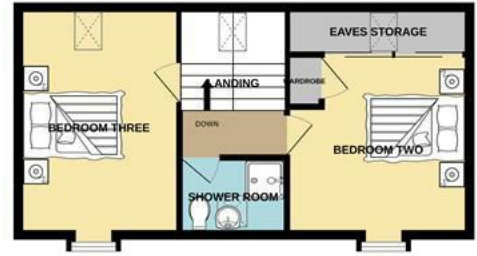




1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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.  
Made with Metropix ©2024

GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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.  
Made with Metropix © 2024

