

TOWN & COUNTRY
ESTATES



Abrahams Close, Trowbridge, Wiltshire BA14 0ND

Offers Over £360,000

LOCATION

This spacious family home is conveniently located within walking distance of the towns Secondary Schools, Primary Schools, Trowbridge College, town centre and train station, which provides direct links to Bath, Bristol and further afield. Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

DESCRIPTION

Tucked away in the corner of a small cul-de-sac, this very well presented, detached home boasts four spacious bedrooms and three reception rooms, ensuring ample space for your families needs. The contemporary design is complemented by an enclosed rear garden and driveway, providing convenient parking for multiple vehicles.

The ground floor accommodation comprises a spacious and light entrance hall, bay fronted dining room, a lounge with French doors to the rear garden, family room, kitchen, utility room and cloakroom toilet. On the first floor, a master bedroom with modern ensuite, three further double bedrooms and a recently renovated family bathroom. Further notable features include UPVC double glazing, gas central heating, solar panels and an A rated energy efficiency assessment.

ENTRANCE HALL

You enter the property through a composite front door into a light and spacious hallway, there is wood effect laminate flooring and access to all rooms on the ground floor.

DINING ROOM

The dining room has a UPVC double glazed bay window to the front, a radiator and wood effect laminate flooring.

LIVING ROOM

The large living room benefits from UPVC French doors on to the rear garden, flooding the room with lots of natural light. There is a modern fireplace with an inset electric fire, a radiator and wood effect laminate flooring.

FAMILY ROOM

This garage conversion offers a third reception room, currently being used as a family room but could equally make the perfect ground floor bedroom. There is a UPVC double glazed window to the front, a radiator and wood effect laminate flooring.

KITCHEN

The kitchen has a UPVC double glazed window looking out on to the rear garden, a range of matching base and wall units with rolled top worksurfaces, 1 1/2 bowl inset sink unit with chrome mixer tap and tiled splash backs, an integrated double oven, inset gas hob with extractor and light over, integrated fridge/freezer, plumbing for a dishwasher, tiled flooring, opening to the family room and door to the utility room.

UTILITY ROOM

The utility room has a range of base and wall units, rolled top worksurface with inset sink unit with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, radiator and door to the rear garden.



CLOAKROOM

The cloakroom has an obscure UPVC double glazed window to the front, a closed couple WC, a pedestal wash basin and wood effect laminate flooring

LANDING

The first floor landing has access to the loft and doors to all bedrooms, the family bathroom and airing cupboard, which houses the gas boiler.

BEDROOM ONE

The dual aspect principal bedroom has UPVC double glazed windows to the front and side, built in wardrobes with mirrored sliding doors, a radiator and door to the en-suite.

EN-SUITE

The refitted ensuite has an obscure UPVC double glazed window to the front, a large shower enclosure with wall mounted mains shower, closed coupled WC, vanity unit with storage and inset basin with chrome mixer tap, a chrome heated towel rail, tiled walls and floor.

BEDROOM TWO

Bedroom two has UPVC double glazed window to the front and a radiator.

BEDROOM THREE

There is a UPVC double glazed window to the rear, built in wardrobes, radiator and wood effect laminate flooring.

BEDROOM FOUR

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

FAMILY BATHROOM

The modernised family bathroom was completed in 2021. There is a UPVC obscured glass double glazed window the rear, a heated towel rail. P shaped bath with shower over, pedestal wash basin with vanity unit and close coupled WC. The room is tiled throughout.

EXTERIOR

FRONT

A shared access drive leads to the private drive of the home, providing comfortable off road parking for two cars. There is a path to the front door with porch over, outside light and side access to the rear garden.

REAR GARDEN

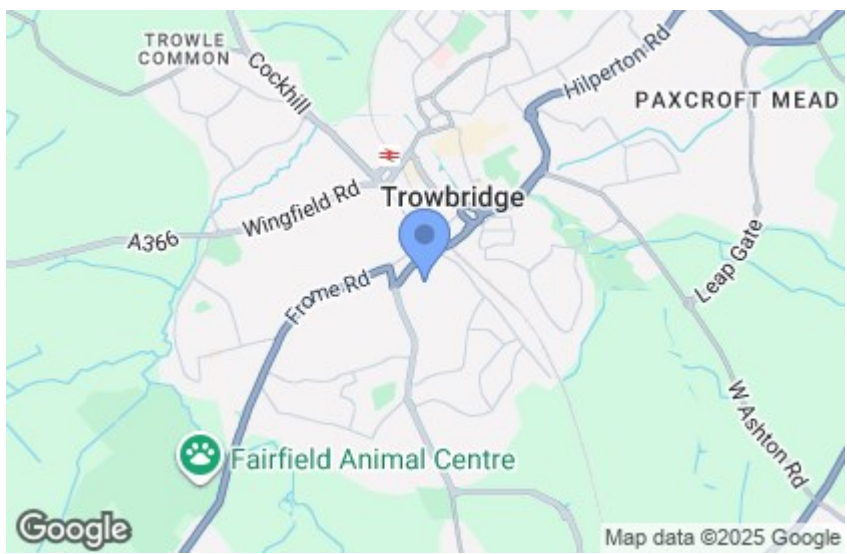
The enclosed rear garden is immediately laid to patio from the property, there is a lawn, rear entertaining area with entertaining space and steps down to a private lower level decking area.

SOLAR PANELS

These leased solar panels were fitted... on a lease - providing lower cost electricity during sunlight hours.

ADDITIONAL INFORMATION

Council Tax Band - E







GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.

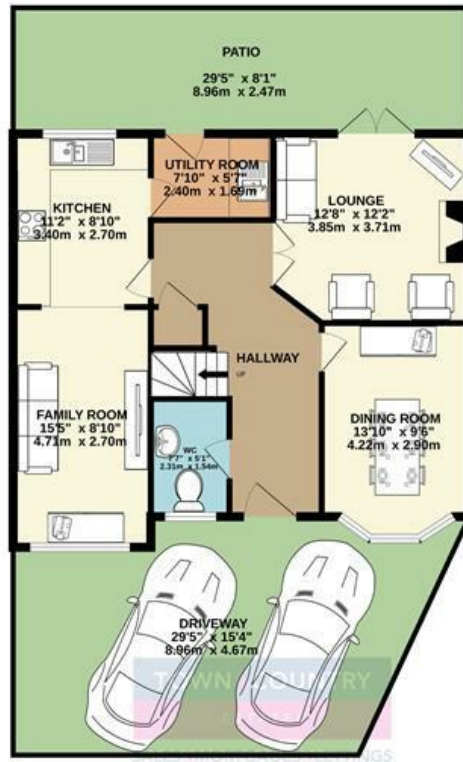


TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

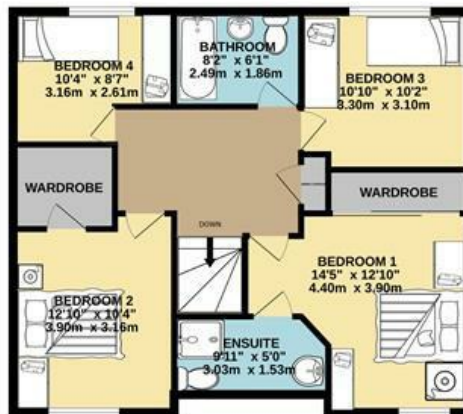
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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