

TOWN&COUNTRY
ESTATES



Summerdown Walk, Trowbridge, Wiltshire BA14 0LJ

£300,000

LOCATION

Summerdown Walk is a popular family friendly area off of Silver Street Lane, ideally positioned for access to a local shop, Primary and Secondary Schools and frequent bus links into the town centre. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - A much loved, three/four bedroom detached family house, occupying a good size corner plot, in a quiet pedestrian fronting location, with no passing traffic. While the house is clean and tidy, it presents an exciting opportunity for modernisation, allowing you to put your personal stamp on the space and create your dream home. The spacious ground floor accommodation comprises an entrance porch, lounge, dining room, kitchen, conservatory and versatile family room/fourth bedroom with wet room. Upstairs, there are two double bedrooms, a good size single bedroom and bathroom. Further benefits include gas central heating, uPVC double glazing, an enclosed garden, garage and driveway parking for 2-3 cars.

ENTRANCE PORCH

You enter the property through a uPVC double glazed entrance door into the entrance porch. There is an obscure double glazed window to the front, a door to the lounge and a door to the family room/bedroom four.

LOUNGE

18'0" x 11'5"

There is a large uPVC double glazed window to the front, fireplace with wooden mantle, tiled inlay and electric fire, a TV point, archway to the dining room and stairs to the first floor landing.

DINING ROOM

12'5" x 9'10"

With double glazed sliding doors to the conservatory, a radiator and doors to the kitchen and storage cupboard.

KITCHEN

12'5" x 7'10"

The kitchen has a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for cooker with extractor fan over, space for fridge, radiator, wall mounted Worcester gas boiler and a uPVC double glazed door to the garden.

CONSERVATORY

9'10" x 9'6"

With dwarf walls and uPVC double glazed window to three aspects, ceiling light with fan and a uPVC double glazed door to the rear garden.



FAMILY ROOM/BEDROOM FOUR

15'5" max x 12'5"

This versatile room is fantastic addition to the home and has been used as a ground floor bedroom with ensuite shower wet room - perfect for those with mobility issues. Equally, it offers a welcome additional reception room. There are uPVC double glazed windows to the front and rear, two radiators, a door to the wet room and an obscure uPVC double glazed door to the garden.

WET ROOM

There is a uPVC double glazed obscure window to the front, low level WC, wall mounted basin, triton electric shower, radiator and extractor fan.

FIRST FLOOR LANDING

A uPVC double glazed window to the side offers lots of natural light to the landing, with access to the loft and doors to all bedrooms and the bathroom.

BEDROOM ONE

11'9" x 10'2"

With a uPVC double glazed window to the front, built in double wardrobe and a radiator.

BEDROOM TWO

10'9" x 10'5"

The second double room has a uPVC double glazed window to the rear, built in double wardrobe, a range of fitted bedroom furniture and a radiator.

BEDROOM THREE

8'10" x 7'6"

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

BATHROOM

The bathroom has uPVC double glazed obscure window to the rear, panelled bath with Mira electric shower over, pedestal basin, low level WC, radiator and tiled walls.

EXTERIOR

FRONT

Found in a very quiet area with no passing traffic, this is the ideal location for families or those with pets. There is a dwarf wall to the front, a gate opens to a path to the front door with outside light and continues to a gate accessing the rear garden.

REAR GARDEN

The enclosed rear garden is a good size and largely laid to lawn, with a paved path, small patio, a path leads through the garden to a rear gate, leading to the garage and drive.

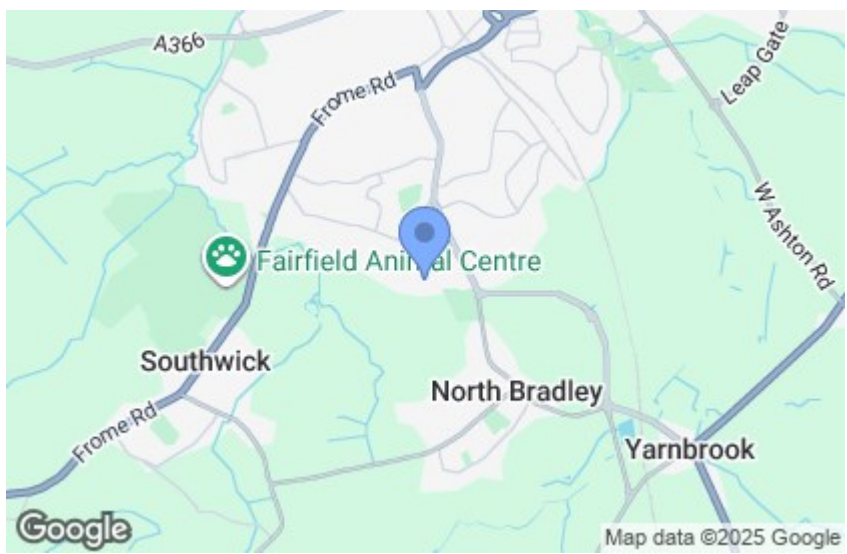
GARAGE

With a new garage roof in circa 2022, the garage has power, light and an up and over door to the front.

ADDITIONAL INFORMATION

Council Tax Band - D

EPC - To follow

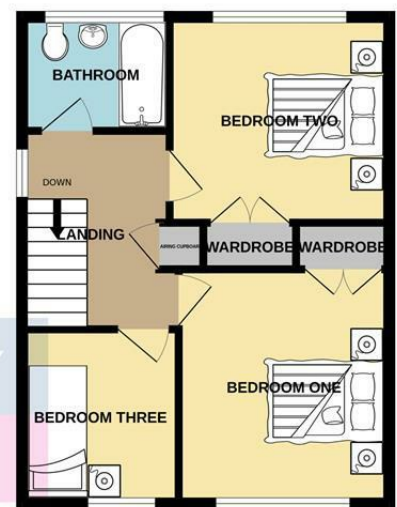






GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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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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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