

**TOWN & COUNTRY**  
ESTATES



**Rodwell Park, Trowbridge, Wiltshire BA14 7LY**

**Offers Over £325,000**

## LOCATION

Located within quiet a quiet close off of St Thomas Road, which is regarded as one of the most sought after areas of Trowbridge. The property is well positioned, with local schools, shops, supermarkets and Trowbridge town centre all within walking distance.

Trowbridge itself is undergoing an array of improvements, but already offers busy shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Situated on a good size corner plot, within a quiet and sought after area of Trowbridge, this three bedroom detached property makes the ideal family home. The ground floor accommodation comprises an entrance hall, lounge, dining room, kitchen and downstairs cloakroom. On the first floor you have two double bedrooms, both benefitting from built-in wardrobes, a single bedroom and the family bathroom. Externally, the property has a large enclosed wrap around rear garden, garage and driveway parking for two cars. This fantastic property also benefits from a new boiler installed in October 2022.

## ENTRANCE HALL

You enter the property through a glazed wooden front door into the spacious entrance hall, there is wood effect laminate flooring and access to the open plan living/dining room, the kitchen and the stairs to the first floor.

## LIVING ROOM

13'9" x 12'5"

The lounge benefits from a large UPVC double glazed window to the front, wood effect laminate flooring, radiator, tv point and access to the dining room.

## DINING ROOM

10'11" x 8'8"

The dining room is flooded with natural light from UPVC French doors that look over the large well kept rear garden. There is wood effect laminate flooring, radiator and a door to the kitchen.

## KITCHEN

9'4" x 8'8"

The kitchen has a UPVC double glazed window looking over the rear garden, a range of matching wall and base units, an inset sink with chrome mixer tap, space for oven, plumbing for washing machine, space for fridge freezer, tile effect laminate flooring, access to the cloakroom, garage and rear garden.

## CLOAKROOM

There is a double glazed window to the rear, slate flooring and a low level W.C



## LANDING

The first floor landing has a UPVC double glazed window to the side, access to the airing cupboard, doors to all three bedrooms and the family bathroom. The carpets have recently gone through professional cleaning.

## BEDROOM ONE

13'5" x 10'11"

The spacious and light master bedroom has a large UPVC double glazed window to the front, radiator, built in wardrobes. and brand new carpet.

## BEDROOM TWO

13'5" x 8'4"

The second double bedroom has a UPVC double glazed window to the rear, radiator, built in storage.

## BEDROOM THREE

The third bedroom has a UPVC double glazed window to the front and one radiator.

## FAMILY BATHROOM

The bathroom is tiled throughout with a UPVC double glazed obscured window to the rear, a corner shower but with space for a bath, a pedestal wash basin with vanity unit and a closed coupled WC

## EXTERIOR

### FRONT

As the property is well situated on a corner plot, there is a large front garden, driveway parking for two cars, access to the garage and side access to the rear of the property.

### REAR GARDEN

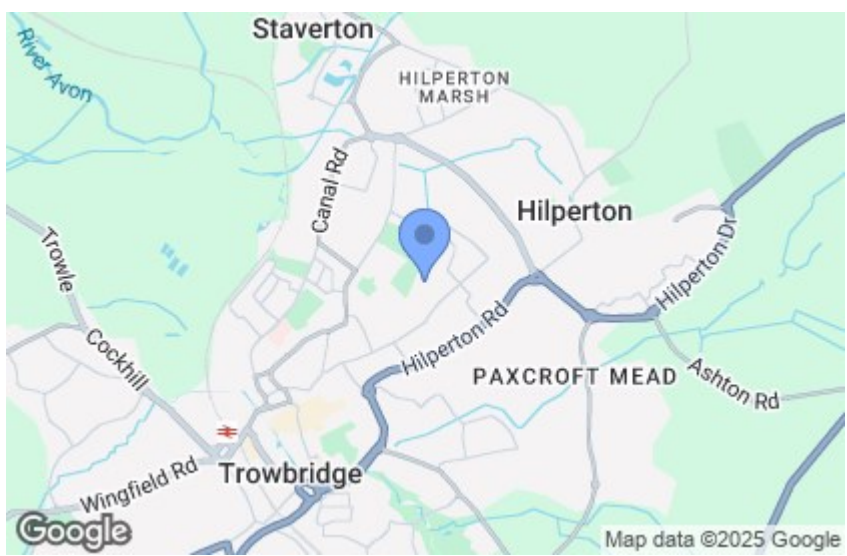
The wonderfully presented and spacious rear garden is laid mainly to lawn with a small patio area directly outside the property. The enclosed garden is surrounded by established plants and bushes, providing Privacy, the sizable rear garden also wraps around the left hand side of the property providing more outdoor space and potential for conservatories, garden rooms or extensions. (subject to normal planning permissions)

### GARAGE

The garage has an up and over door, light and power.

## ADDITIONAL INFORMATION

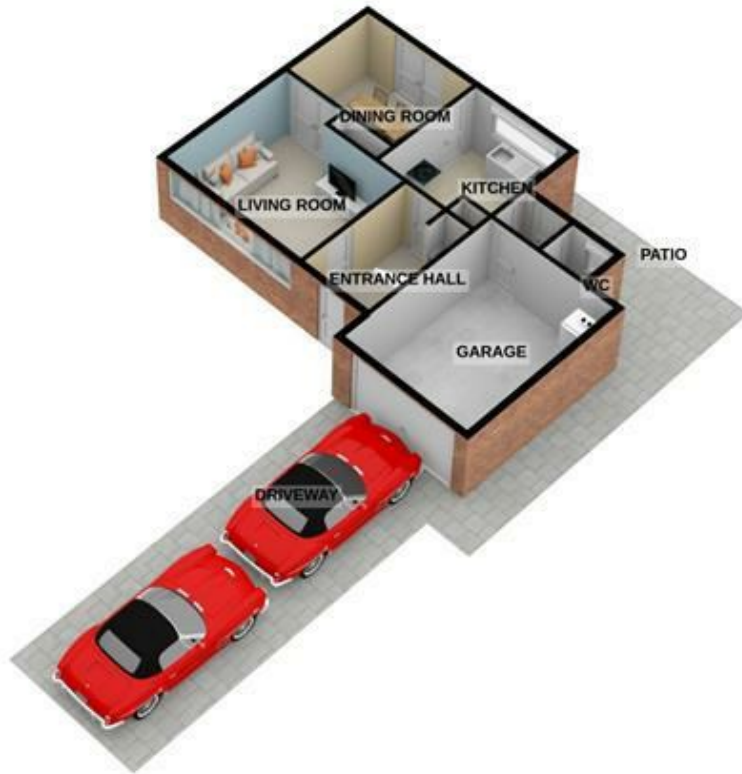
Council Tax Band - C







GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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