TOWN&COUNTRY
ESTATES



Seymour Road, Trowbridge, Wiltshire BA14 8LX

£280,000

LOCATION
Trowbridge is the County town of Wiltshire, neighbouring the picturesque market town of Bradford On Avon. Trowbridge Offers a range of shopping and leisure facilities including a library, various sports centres, schools, churches, doctors, dentist surgeries, post office, swimming pool and a modern cinema complex with various restaurants. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

DESCRIPTION
A large four bedroom home situated within walking distance to Trowbridge town centre and all of its amenities. On the ground floor of this spacious family home you will find an entrance porch, entrance hall, dining room, fitted kitchen, utility room and a large and light conservatory. On the first floor there are three good size bedrooms and the family bathroom. Externally the property has an enclosed rear garden and off street parking to the front.

PORCH
The property is entered through a UPVC double glazed door in to the entrance porch, from the porch there is a door to the entrance hall.

ENTRANCE HALL
In the entrance hall, there are doors to the lounge and dining room as well as stairs to the first floor landing.

DINING ROOM
12'5" x 7'0"
In the dining room there are two UPVC windows to the front, radiator, gas combination boiler and an opening to the kitchen.

KITCHEN
11'7" x 9'4"
The kitchen has a UPVC double glazed window, a matching range of wall, base and drawer units with laminate work surfaces, an inset stainless steel sink, space for range oven with extractor over, space for washing machine, space for fridge/freezer and a door to the rear hall.

LOUNGE
14'0" x 12'7"
In the lounge there is a radiator, sliding patio doors to the conservatory and a wall mounted electric fire.

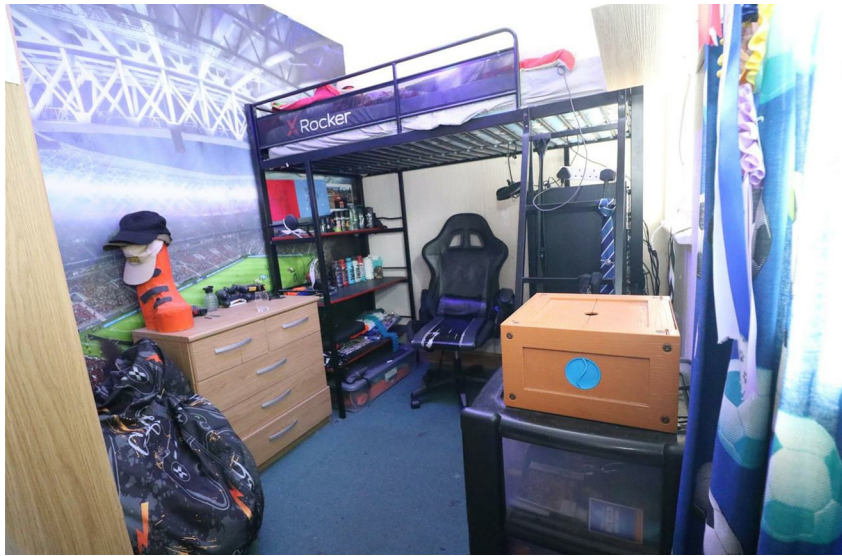
CONSERVATORY L-SHAPED
20'0" max x 13'5" max
This large UPVC double glazed conservatory gives a fantastic addition to the living space of this property and has UPVC double glazed French doors leading to the rear garden and door to the rear hall.

REAR HALL
The rear hall gives access to the conservatory, kitchen and utility/office.









UTILITY/OFFICE
15'3" x 5'3"
This versatile room could be used as a home office, utility space or even an occasional bedroom. There is a UPVC double glazed window to the rear, access to loft space and UPVC double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING
There is access to loft space, doors leading to four bedrooms, family bathroom and airing cupboard providing storage and shelving.

BEDROOM ONE
12'9" x 11'9"
There is a UPVC double glazed window to the rear and a radiator.

BEDROOM TWO
12'8" max - 9'9" min x 8'3"
There is a UPVC double glazed window to the rear and a radiator.

BEDROOM THREE
9'9" x 7'0"
There are two UPVC double glazed windows to the front and a radiator.

BEDROOM FOUR
9'7" x 6'10"
There is a UPVC double glazed window to the rear and a radiator.

FAMILY BATHROOM
The family bathroom has an obscure UPVC double glazed window, radiator, close coupled W.C, pedestal wash hand basin, paneled bath and an enclosed shower.

EXTERIOR

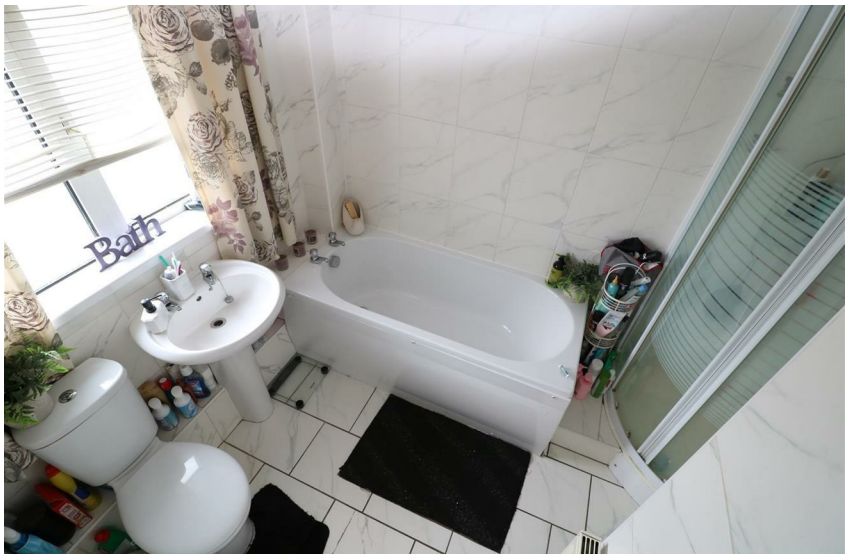
FRONT
To the front of the property, there is a block paved drive providing parking for one to two cars.

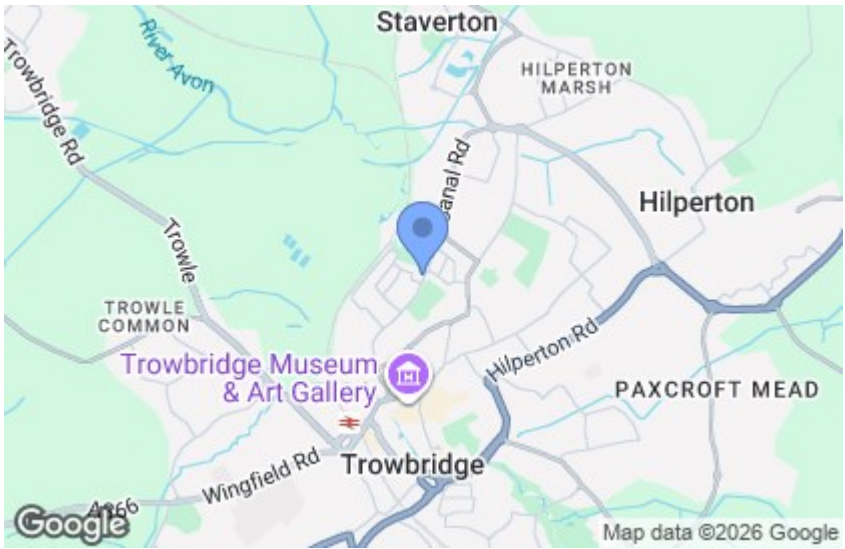
REAR GARDEN
This good sized rear garden is enclosed by high wooden fencing and benefits from a block brick patio area, raised decking area, lawn area, ornamental gravel area, attractive flower beds, shed and outside light.

ADDITIONAL INFORMATION
Council Tax Band - B











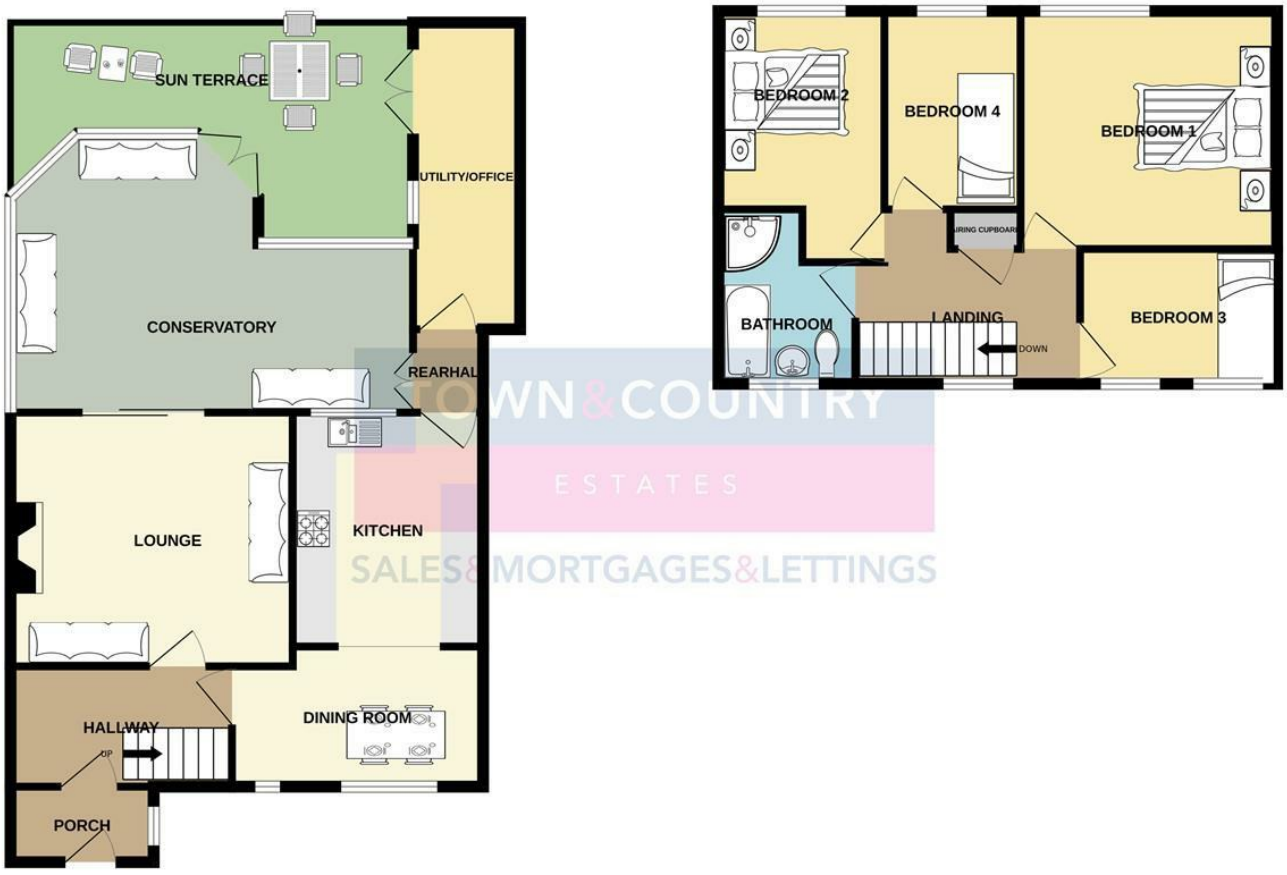






GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



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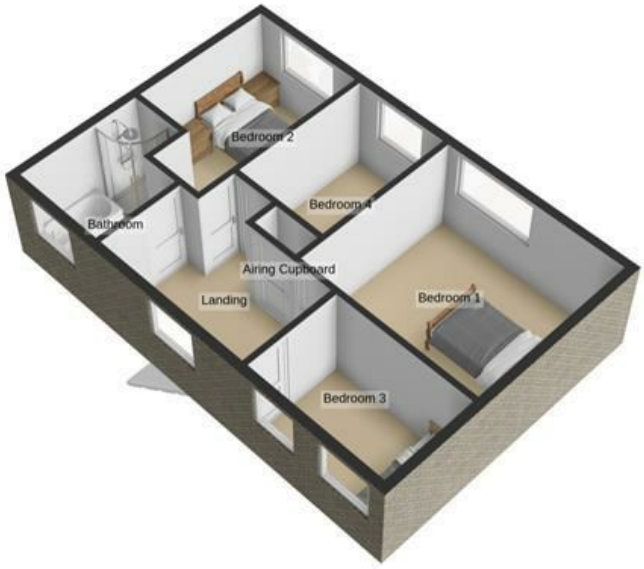
TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.

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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Ground floor
776 sq.ft. (72.1 sq.m.) approx.



1st floor
513 sq.ft. (47.7 sq.m.) approx.



Total Floor Area : 1289 sq.ft. (119.8 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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