

TOWN & COUNTRY
ESTATES



Holyrood Close, Trowbridge, Wiltshire BA14 0JT

Guide Price £440,000

LOCATION

The property is positioned within a very well regarded residential development on the Frome side of Trowbridge, close to Schools, bus routes and local amenities. Trowbridge itself offers busy town centre shopping, a modern cinema complex with popular restaurants and train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

A rare opportunity to purchase an individually built and substantial four bedroom detached family home, located on a large plot, within the prestigious cul-de-sac of Holyrood Close, situated off of Silver Street Lane. The ground floor accommodation of this vast property comprises a large and welcoming entrance hall, kitchen, spacious lounge opening into the dining room, utility room, downstairs shower room and conservatory. The first floor offers three double bedrooms and one further single bedroom, a family bathroom and separate WC. Additional benefits include Upvc double glazing, Nest gas central heating system, garage and large rear garden.

ENTRANCE HALL

You enter the property via a Upvc glazed entrance door with two double glazed panels to side allowing ample natural light into the entrance hall. This welcoming space has doors leading to the kitchen and living room, wooden parquet floor, stairs to first floor landing, further double doors opening into to a useful storage space, nest heating controls and radiator.

LIVING ROOM

17'10" x 13'10"

The spacious living room has a Upvc double glazed window to front aspect and double doors leading you into the dining room, making it a wonderful space to entertain or curl up in front of the dual fuel log burner. there is also a radiator and tv point

DINING ROOM

12'4" x 9'10"

The dining room has Upvc double doors leading into the conservatory, radiator and door to kitchen.

CONSERVATORY

The conservatory is a perfect space to sit back and relax, currently used as a children's play room. There are UPVC windows to all aspects and doors leading to garden.

KITCHEN

14'8" x 10'9"

The kitchen has a Upvc double glazed windows to rear, matching base and wall units with rolled top work surfaces, inset sink with chrome mixer tap, built in Lamona double oven, space for dishwasher and American style fridge freezer, gas hob with extractor overhead, larder has a automatic light and home is home to newly fitted water softener , radiator, tile effect flooring and door to utility room.

UTILITY ROOM

9'10" x 5'11"

The utility room has a Upvc double glazed window and door leading to garden, rolled top work surfaces with wall mounted cupboards over, space for washing machine and tumble dryer, Belfast sink, radiator and doors to garage and shower room.



SHOWER ROOM

The downstairs shower room has a UPVC obscure double glazed window to rear, closed couple W/C and pedestal wash basin. There is wet room flooring and low level shower enclosure, wall mounted mains shower and tiled splash backs.

FIRST FLOOR LANDING

There are doors to all bedrooms, family bathroom, W/C and airing cupboards, radiator and access to loft.

MASTER BEDROOM

17'11" x 12'5"

The large master bedroom has a UPVC double glazed window to front, built in wardrobes with further storage overhead and radiator.

BEDROOM TWO

9'11" x 12'4"

The second double bedroom has a Upvc window to the rear aspect and radiator

BEDROOM THREE

12'4" x 9'9"

Bedroom three has a Upvc double glazed window to side aspect, eaves storage to either side of the room and radiator

BEDROOM FOUR

8'2" x 8'2"

The Fourth bedroom has a a UPVC double glazed window to front, built in wardrobe and radiator.

FAMILY BATHROOM

The family bathroom has a Upvc Double glazed window to rear, paneled bath with shower over and glazed shower screen, pedestal wash basin, tiled splash back and radiator

W/C

The separate W/C has a wall mounted toilet, obscure double glazed window and radiator.

EXTERIOR

FRONT

The property is situated at the end of the cul-de-sac, there is a paved driveway for 3/4 cars, access to garage and path leading to front door. There is a dwarf wall enclosing the front garden that is mainly laid to lawn with raised beds with a selection of newly planted hedge to give you extra privacy, shrubs and flowers, side access to garage and lean to shed to other side of the property with full power and light.

REAR

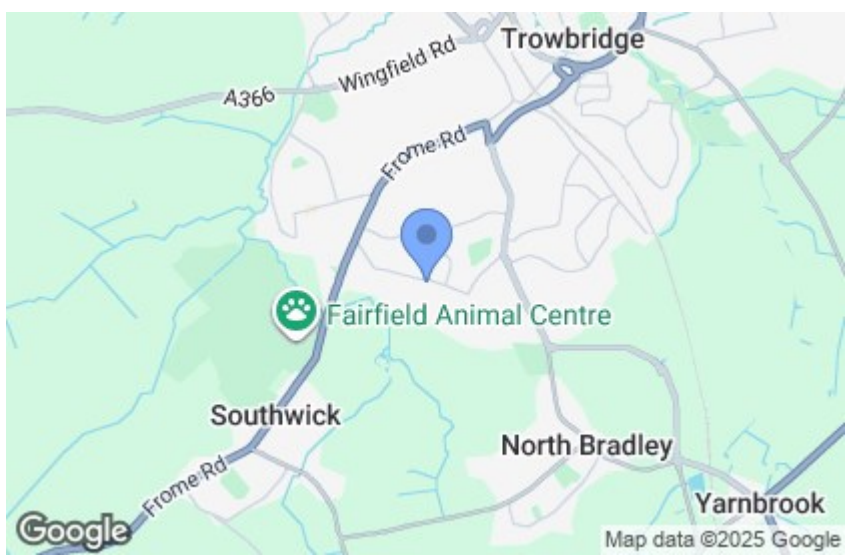
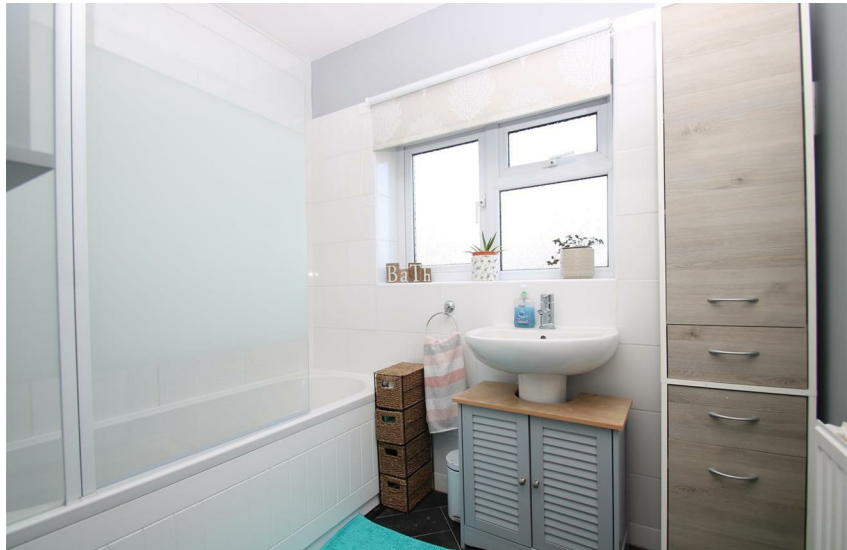
A particular feature of this property is the rear garden which is not overlooked which offers privacy & seclusion. Enclosed by wall and fencing with a selection of mature shrubs & trees. the garden is mainly laid to lawn with a paved patio perfect for entertaining guests . Other benefits include outside tap, wood store and gated access to the front of the property.

GARAGE

The larger than average garage has an a newly fitted electric garage door, there is full power an light and door allowing you access to the utility room

ADDITIONAL INFORMATION

COUNCIL TAX BAND - E





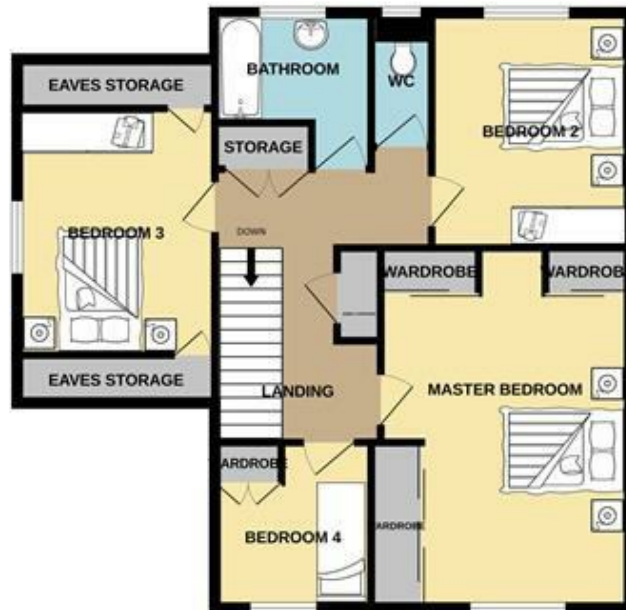


GROUND FLOOR



TOWN COUNTRY
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SALES & MORTGAGES & LETTINGS

1ST FLOOR



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
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.6 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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