

**TOWN & COUNTRY**  
ESTATES



**Bradford Road, Trowbridge, Wiltshire BA14 9AR**

**Offers Over £325,000**

## LOCATION

The property is situated on Bradford Road, which is on the Bradford on Avon side of Trowbridge, within close proximity to the local amenities including Tesco Express, Primary and Secondary Schools, bus routes, Trowbridge town centre and train station, with direct links to Bath, Bristol and beyond. Trowbridge itself offers busy town centre shopping, doctors, dentists, sports facilities and a modern cinema complex with restaurants.

## DESCRIPTION

Arranged over three stories, this deceptively spacious Victorian residence benefits a large dual aspect sitting/dining room, four double bedrooms, two ensuite shower rooms, garage and driveway parking for three cars. Coupling this with a convenient location close to Schools, train station and amenities, make this the ideal family home.

The entire accommodation comprises an entrance, sitting/dining room, kitchen/breakfast room, rear hall, cloakroom toilet, master bedroom with ensuite shower room, bedroom two with ensuite shower room, a third double bedroom and the fourth double bedroom on the second floor. Further benefits include uPVC double glazing, gas central heating, period features and well kept, enclosed rear garden.

## ENTRANCE HALL

You enter the property through a Upvc double glazed entrance door. There is a radiator, wood effect flooring and a door to the sitting/dining room.

## SITTING/DINING ROOM

28'2" max x 14'9"

This large opened up living space is flooded with natural light from the front and rear aspect.

## SITTING AREA

There is a uPVC double glazed bay window to the front, a feature fireplace with electric fireplace, wooden surround, stone inlay and hearth, wood effect flooring, TV point and telephone point.

## DINING AREA

There are stairs to the first floor landing with storage cupboard beneath, a radiator, a door to the kitchen/breakfast room and a uPVC double glazed door and window to the rear garden.

## KITCHEN/BREAKFAST ROOM

16'8" x 9'10"

There are two uPVC double glazed windows to the side, a range of matching base and wall units with rolled top work surfaces, inset sink unit with chrome mixer tap, glazed display cabinet, tiled splash backs, built in wine rack, built in basket set, space for cooker, space for an American style fridge freezer, plumbing for washing machine, plumbing for a dishwasher, space for a tumble dryer, wood effect flooring, radiator, Baxi wall mounted gas combi boiler supplying radiator heating and domestic hot water. A glazed door leads to the rear hall.

## REAR HALL

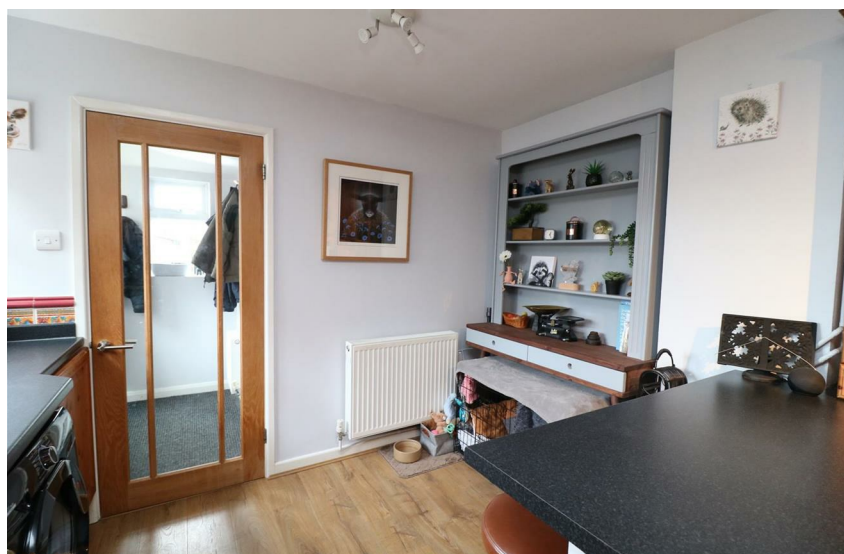
With uPVC double glazed windows to the rear and side, a uPVC door to the rear garden, a radiator and door to the cloakroom.

## CLOAKROOM

The useful cloakroom toilet has a uPVC double glazed obscure window to the rear, a dual flush WC, pedestal sink with chrome mixer taps and a radiator.

## FIRST FLOOR LANDING

On the first floor landing you will find doors to three bedrooms and the bathroom. A spiral staircase leads to the second floor landing accessing bedroom four.



### BEDROOM ONE

11'5" x 10'2"

Bedroom one has a uPVC double glazed bay window to the front, a radiator and door to the en-suite.

### ENSUITE

There is an obscure uPVC double glazed window to the front, A dual flush WC, pedestal basin with chrome tap, shower cubicle with a wall mounted electric shower, extractor fan and tiled splashbacks.

### BEDROOM TWO

9'10" x 7'10"

Bedroom two has a uPVC double glazed window to the side, a radiator and door to the en-suite.

### ENSUITE

An obscure uPVC double glazed window to the rear, inset dual flush WC, shower enclosure with wall mounted electric shower, pedestal basin with chrome mixer taps, chrome heated towel rail, an extractor fan and tiled splashbacks.

### BEDROOM THREE

9'10" x 8'6"

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

### FAMILY BATHROOM

The family bathroom offers an obscure uPVC double glazed window to the side, a paneled 'P' shape bath with mains shower and glazed screen, pedestal basin with chrome mixer tap, dual flush WC and chrome heated towel rail.

### SECOND FLOOR LANDING

On the second floor landing you will find a Velux window, door to bedroom four and access to eaves storage.

### BEDROOM FOUR

12'1" max x 10'5"

Ideal as a hobby room away from the rest of the home, bedroom four has a uPVC double glazed window to the front and a radiator.

### EXTERIOR

#### FRONT

Set back from the road behind dwarf wall and well kept hedge, a path leads to the front door. A path to the side leads to a gate to the rear garden.

#### REAR GARDEN

The rear garden is enclosed by a high wooden fence and wall. There is a paved courtyard area to the side, attractive borders planted with a range of plants, shrubs and trees, an outside tap, outside power socket and wooden shed. A path leads through the garden to gated access to the garage and driveway parking.

#### GARAGE

19'8" x 9'10"

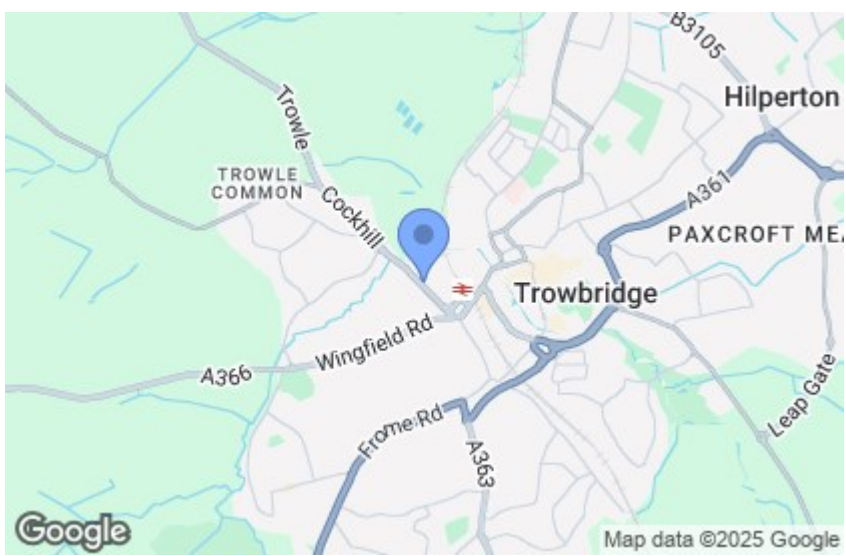
The prefab garage was added by the current owner in circa 2013 and has secure doors to the front and side, power and light.

#### DRIVE

The larger than average drive is accessed via an unadopted road from Bradford Road, Innox Close or Linden Place.

#### ADDITIONAL INFORMATION

Council Tax Band - C  
EPC TO FOLLOW



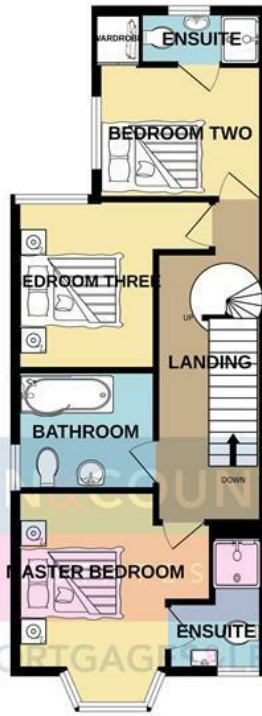




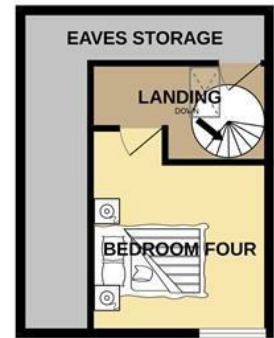
GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOWN & COUNTRY  
SALES & MORTGAGAGE FITTINGS

TOTAL FLOOR AREA : 1459 sq.ft. (135.6 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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