

**TOWN & COUNTRY**  
ESTATES



**Hargreaves Road, Trowbridge, Wiltshire BA14 7UH**

**Guide Price £325,000**

## LOCATION

The property is located in a small cul-de-sac on the Lavender Fields Development, on the West Ashton side of Trowbridge. This good size family home is within walking distance of the Town centre, Schools and Train station. 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 - Occupying a pleasant position with a popular cul-de-sac, this four bedroom detached family home is in need of improvement and modernisation but offers an exciting opportunity for its new owner. The accommodation comprises an entrance hall, living room, dining room, conservatory, kitchen, utility room and cloakroom toilet. On the first floor the master bedroom has an ensuite shower room, there are two further double bedrooms, a single bedroom and family bathroom. Additional notable features include gas central heating, uPVC double glazing, a private enclosed rear garden, garage and driveway parking.

## COVERED PORCH

## ENTRANCE HALL

You enter the property through an obscure glazed door into the entrance hall, with a radiator, thermostat heating controls, telephone point, stairs to the first floor and doors to the living room, dining room, kitchen, cloakroom toilet and storage cupboard.

## LIVING ROOM

17'4" into bay x 10'9"

There is a uPVC double glazed bay window to the front, feature fireplace, two radiators and glazed double doors opening to the dining room.

## DINING ROOM

11'1" x 9'2"

There is a radiator and uPVC double doors opening to the conservatory.

## CONSERVATORY

9'10" x 9'6"

With dwarf wall, windows and uPVC double glazed French doors to the garden.

## KITCHEN

11'5" x 8'10"

There is a uPVC double glazed window overlooking the rear garden, the kitchen offers a range of matching base and wall units with rolled top worksurfaces, 1 1/2 bowl sink with chrome mixer tap and tiled splash backs, an integrated fridge/freezer, built in oven, inset gas hob with extractor and light over, built in dishwasher, inset ceiling spotlights, radiator, door to the garage and a doorway to the utility room.



## UTILITY ROOM

6'6" x 5'10"

The utility room has plumbing for a washing machine, space for a tumble dryer, sink with chrome mixer tap, tiled splash backs, radiator, a wall mounted gas boiler and an obscure glazed door to the rear garden.

## CLOAKROOM

There is an obscure uPVC window to the front, low level WC, pedestal basin and radiator.

## FIRST FLOOR LANDING

There is a radiator, access to the loft and doors to all bedrooms, the family bathroom and airing cupboard.

## BEDROOM ONE

12'1" x 10'9"

Bedroom one has a uPVC double glazed window to the front, built in bedroom furniture, radiator and a door to the ensuite.

## ENSUITE

The good size ensuite has an obscure uPVC double glazed window to the front, shower cubicle with mains shower, low level WC, pedestal basin, part tiled walls, shaving socket with light and a radiator.

## BEDROOM TWO

12'9" x 9'2"

Bedroom two has a uPVC double glazed window to the front, wardrobe recess and a radiator.

## BEDROOM THREE

11'1" x 9'10"

The third double bedroom has a uPVC double glazed window to the rear and a radiator.

## BEDROOM FOUR

The fourth bedroom is a good size single room and benefits a uPVC double glazed window to the front and a radiator.

## FAMILY BATHROOM

With an obscure glazed uPVC double glazed window to the rear, a panelled bath, low level WC, pedestal basin, part tiled walls, shaving socket with light and a radiator.

## EXTERIOR

### FRONT

Driveway parking to the front provides parking for two cars, there is a lawn with planted borders of mature hedging and a path to a gate to the side.

### REAR GARDEN

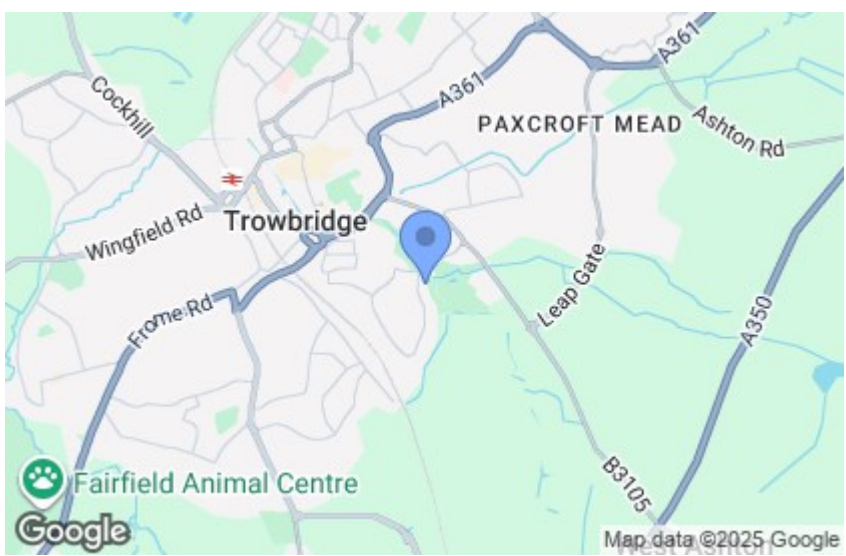
The private, enclosed rear garden has a lawn, paved patio, outside tap and raised bed to the corner.

### GARAGE

With an up and over door to the front, power, light and a door to the kitchen.

## ADDITIONAL INFORMATION

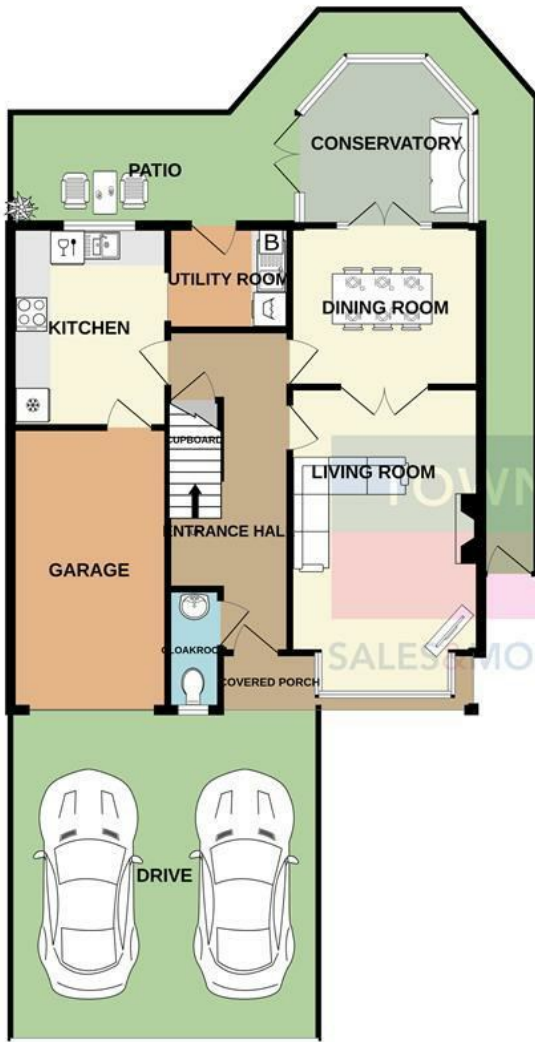
Council Tax Band - E







GROUND FLOOR



1ST FLOOR



TOWN & COUNTRY  
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SALES, MORTGAGES & LETTINGS

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  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.4 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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