

TOWN & COUNTRY
ESTATES



The Poplars, Trowbridge, Wiltshire BA14 0AG

£280,000

LOCATION

Situated off of Frome Road, close to amenities, this small and well regarded cul-de-sac is also on the cusp of Southwick Country Park - 152 acres of countryside, perfect for dog walkers, runners or those with energetic children! Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

With a refitted kitchen and bathroom, replaced double glazing, fantastic garden room and landscaped gardens, this extended, deceptively spacious and much improved three bedroom home really is one not to miss.

Arranged over three stories, the ground floor accommodation comprises an entrance hall, kitchen, cloakroom toilet and a fantastic extended lounge/dining room, with bi-folding doors opening to the landscaped rear garden.

The first floor has two bedrooms and the bathroom, with the largest bedroom occupying the entirety of the second floor.

Further benefits include gas central heating, garage with driveway parking and the multipurpose garden room, which would make the ideal home office, gym or occasional bedroom.

ENTRANCE HALL

You enter the property through an obscure glazed composite entrance door into the entrance hall, with attractive tiled flooring continuing through the downstairs into the kitchen and cloakroom toilet, radiator, stairs to the first floor, doorway to the kitchen, glazed door to the lounge/dining room and doors to the cloakroom and useful under stairs storage cupboard.

KITCHEN

9'10" x 6'6"

The kitchen has a Upvc double glazed window to the front, a range of modern Magnet base and wall units with rolled top worksurfaces and brick effect tiled splashbacks, inset sink unit with chrome mixer tap, a built in Stoves oven and grill, inset Stoves gas hob with extractor and light over, plumbing for a slimline dishwasher, plumbing for a washing machine, space for a fridge/freezer, under cupboard lighting, radiator, tiled flooring and a wall mounted Worcester gas boiler concealed in a cupboard.

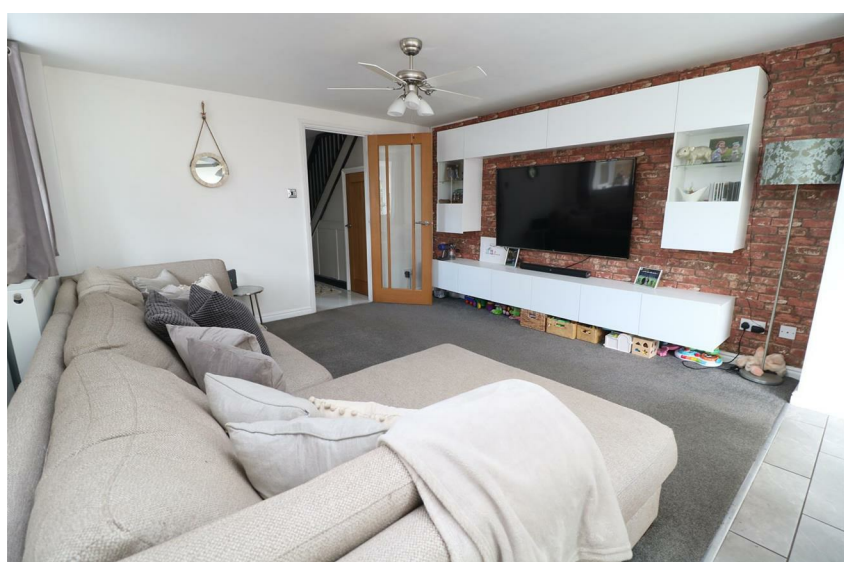
LOUNGE/DINING ROOM

19'8" max x 12'9" max

Extended in 2019 to create this impressive space, providing room for a large sofa and dining table. The lounge area has a Upvc double glazed bay window to the side, radiator, TV point and carpet. The dining area extension to the rear of this room has bi-folding doors opening to the landscaped rear garden, radiator, inset ceiling spotlights and tiled flooring.

CLOAKROOM

The refitted cloakroom toilet has a Upvc double glazed obscure window to the front, dual flush WC, vanity unit with storage, inset basin with chrome mixer tap and tiled splashbacks, heated towel rail and tiled flooring.



FIRST FLOOR LANDING

There is a Upvc double glazed window to the front, radiator, stairs to the second floor landing and doors to bedroom two, bedroom three and the bathroom.

BEDROOM TWO

10'9" to wardrobe x 10'5" max

Bedroom Two has a Upvc double glazed window to the rear, a large built in wardrobe and a radiator.

BEDROOM THREE

8'2" x 6'6"

There is a Upvc double glazed window to the front, a modern radiator and inset ceiling spotlights.

BATHROOM

With a Upvc double glazed obscure window to the side, the refitted, fully tiled and very well presented Bathroom suite offers a panelled 'P' shape bath with chrome mixer tap, mains shower over, glazed screen and attractive tiled splashbacks, dual flush WC, pedestal basin with chrome mixer tap and extractor fan.

SECOND FLOOR LANDING

A door leads to Bedroom One.

BEDROOM ONE

14'1" x 13'1" max

There are two double glazed Velux windows to the rear and a radiator.

EXTERIOR

FRONT

Enclosed by metal fencing with a gate opening to the landscaped front garden which has a paved patio with railway sleeper edging and gravelled borders, a gate to the rear garden and step to the front door with an outside light.

REAR GARDEN

The private, low maintenance rear garden is enclosed by newly fitted high wooden fencing and benefits a paved patio with artificial lawn, railway sleeper raising bed, outside tap to the side and the large garden room.

GARDEN ROOM

17'4" x 7'6"

This superb insulated room has power, light, Upvc double glazed windows and French doors to the front. The garden room would make the ideal home office, gym or occasional bedroom, as it is currently being used.

GARAGE

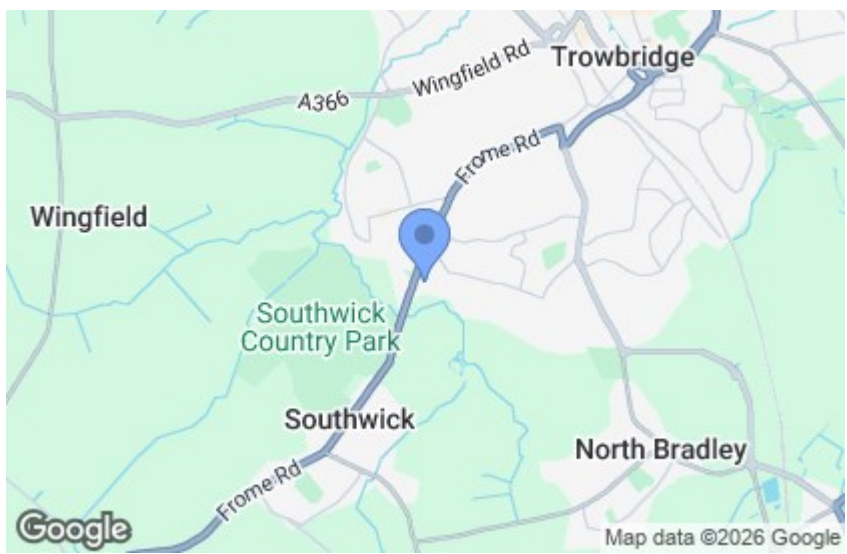
Located in front of the property, the garage has an up and over door and driveway parking to the front.

ADDITIONAL INFORMATION

Council Tax Band - C

EPC - To follow

Since 2018, the property has benefitted from a huge amount of modernisation and improvement, this includes a kitchen and bathroom refit in 2018, front door and bi-folding doors in 2019, the lounge/dining room extension in 2019, new Oak style internal doors in 2021, along with general internal improvements throughout.







GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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GROUND FLOOR
877 sq.ft. (82.9 sq.m.) approx.



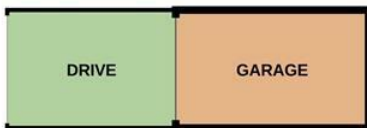
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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