

**TOWN & COUNTRY**  
ESTATES



**Clarendon Road, Trowbridge, Wiltshire BA14 7BR**

**Guide Price £400,000**

## LOCATION

This three bedroom semi-detached property is located on the very sought after Clarendon Road, within easy walking distance of local shops, schools and short walking distance to the town centre. 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 - An immaculate and much improved three bedroom semi-detached Victorian home, in the exceptional Clarendon Road - within easy walking distance of the town centre and local amenities. The spacious ground floor accommodation comprises an entrance hall, sitting room, dining room, breakfast room/snug, kitchen, conservatory and utility room with cloakroom toilet. The first floor benefits three bedrooms and luxury bathroom. Further benefits include uPVC double glazing, gas central heating, driveway parking for two cars and generous size rear garden.

## ENTRANCE HALL

You enter this outstanding home through a composite entrance door with frosted double glazed panel and a bespoke frosted pane above, a built-in doormat, original period flooring, a radiator, thermostat heating controls, oak doors leading to the living/dining room and breakfast room/snug, a door to the under stairs cupboard and stairs to the first floor landing.

## DINING ROOM

12'2" x 11'10" max

There is a UPVC double glazed window with fitted wooden shutter, to the side; a picture rail; wood effect flooring and a radiator. Leading through to the sitting room.

## SITTING ROOM

14'1" to bay x 11'2"

The sitting room benefits from a large UPVC double glazed bay window, with fitted wooden shutter, to the front; a gorgeous fire place with a marble mantle, granite hearth and inset cast iron living flame gas fire; TV point; picture rail and wood effect flooring.

## BREAKFAST ROOM/SNUG

14'9" max x 9'10" max

There is a UPVC double glazed window to the side, a feature fireplace with stone surround, brick inlay and open fire, inset ceiling speaker, TV point, radiator, an opening to the kitchen, wooden door to the utility room and UPVC double glazed door to the rear garden. The wood effect flooring was new in September 2025 and continues seamlessly into the kitchen.

## KITCHEN

10'8" x 8'10" max

There is a UPVC double glazed window to the side, the stunning refitted kitchen comprises a range of shaker style matching base and wall units with oak tops and matching upstands, inset basin with chrome mixer tap, integrated dishwasher, integrated fridge freezer, built in wine rack, space for a range cooker with stainless steel splashback and chimney extractor with light over, under cupboard lighting, wood effect flooring, inset ceiling spotlights and a UPVC double glazed french doors to the conservatory.

## CONSERVATORY

9'6" x 8'6"

Benefitting from UPVC double glazed windows to two aspects, UPVC double glazed sliding doors to the patio and wood effect flooring.

## UTILITY ROOM

The utility room again features shaker style matching base and wall units with oak work surfaces and matching upstands, inset basin with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, dual flush WC, radiator and wood effect flooring.



### FIRST FLOOR LANDING

The lovely galleried landing has a window to the side, smoke alarm, access to the loft with new wall mounted Worcester gas boiler (2017) and wooden doors to bedroom three and family bathroom. There are two steps leading to the higher landing with wooden doors to bedrooms one and two.

### BEDROOM ONE

15'1" max x 13'9" to bay

Bedroom one benefits from a UPVC double glazed bay window in addition to another UPVC double glazed window to the front, both with fitted wooden shutter. The room also benefits from a radiator.

### BEDROOM TWO

11'10" x 11'10"

The second double bedroom benefitted from redecoration and new flooring in 2024. There is a UPVC double glazed window to the rear, built in slimline cupboard, a radiator and wood effect flooring.

### BEDROOM THREE

8'10" x 8'6"

In Bedroom three there is a UPVC double glazed window to the rear, period fireplace and a radiator.

### LUXURY BATHROOM

The luxury bathroom benefits from an obscure UPVC double glazed window to the side, a large shower cubicle with wall mounted mains shower, double ended bath with centre mounted chrome mixer tap with shower attachment, pedestal basin, low level WC, ornamental radiator with towel warmer, a shaver socket, extractor fan, ceramic tiled flooring and inset ceiling spot lights

### EXTERIOR

#### FRONT

The front of the property has a drive providing off road parking for two cars, access to the front door and path to the side with a gate to the rear garden.

#### REAR GARDEN

The rear garden is enclosed to all boundaries and has much to offer, separated into many distinct areas. There is a paved patio directly from the house with wooden gazebo, path leading through a lawn area with planted borders, pond with planted rockery, a further paved entertaining area to the rear, large shed, outside tap, outside light and path to a gate to the front drive.

### ADDITIONAL INFORMATION

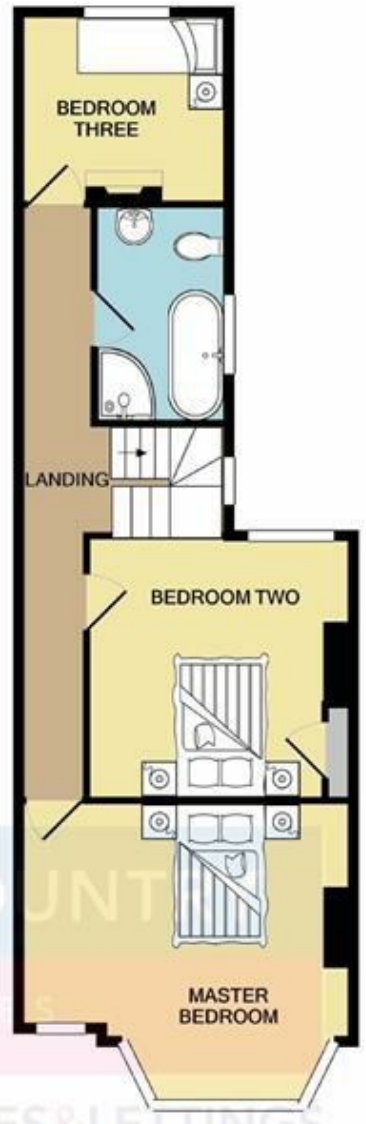
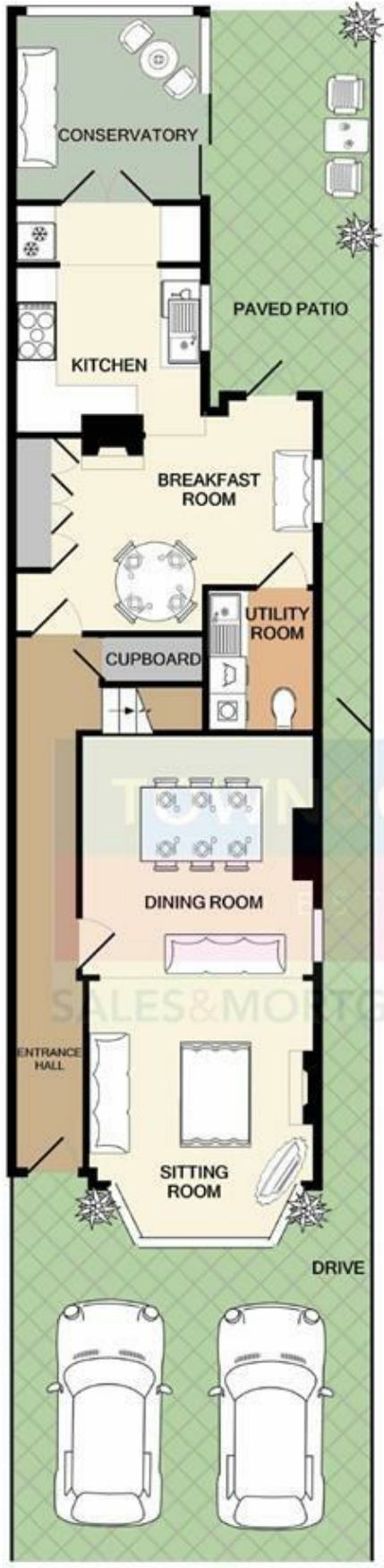
Council Tax Band - C

Since 2017, the property has undergone extensive and meticulous renovation, this includes; opening up of the two front reception rooms (dining room/sitting) with RSJ support, electrical re-wire with new consumer unit and upgraded switches, a whole new heating system including pipework and a Worcester gas boiler, re-plastering in most rooms, fireproof dividing structure in the loft, reinstatement of fireplaces in the sitting room and breakfast room/snug, replaced kitchen, replaced bathroom, refitted utility room, replaced flooring, wooden window shutters to the front of the house and general redecoration.









1ST FLOOR  
APPROX. FLOOR  
AREA 560 SQ.FT.  
(52.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 788 SQ.FT.  
(73.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1348 SQ.FT. (125.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

GROUND FLOOR  
1373 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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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