

**TOWN & COUNTRY**  
ESTATES



**Silver Birch Grove, Trowbridge, Wiltshire BA14 0JQ**

**Offers Over £240,000**

## LOCATION

The property is conveniently located in a quiet and popular residential area, within walking distance to many shops, Schools, bus routes and local amenities. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**VENDOR SUITED** - You will love the kitchen/dining room of this extended and well presented two bedroom home, which occupies a pleasant position within a small and sought after cul-de-sac. The accommodation comprises an entrance porch, living room with media wall, the kitchen/dining room with Velux windows, utility room, two bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazing, garage, driveway parking and an enclosed rear garden.

## ENTRANCE PORCH

You enter the property through a uPVC door with storm porch over, into the entrance porch where there is hanging space for coats and a door into the living room.

## LIVING ROOM

15'1" max x 12'1" max

There is a uPVC double glazed window to the front, media wall with shelving and space for a wall mounted TV, vertical radiator, glazed double door to the kitchen/dining room and stairs to the first floor landing.

## KITCHEN/DINING ROOM

16'4" x 8'6"

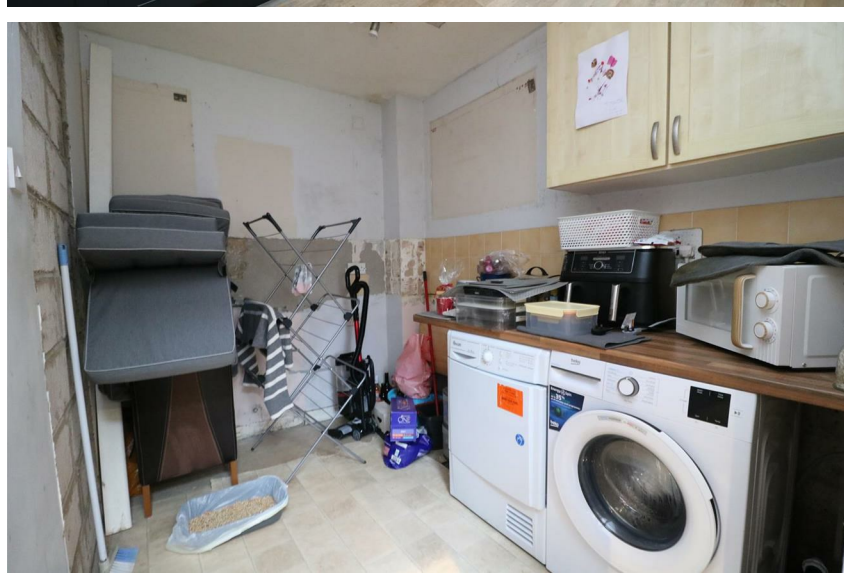
A great place to entertain, the fantastic kitchen/dining room extension was added in 2023 and makes a huge difference to the ground floor space. There is a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, 1 1/2 bowl sink with chrome mixer tap and attractive tiled splashbacks, built-in oven, inset ceramic hob with extractor and light over, integrated fridge/freezer, integrated slimline dishwasher, Velux windows in the valued ceiling, inset spotlights, doorway to the utility room and uPVC double glazed French doors to the garden.

## UTILITY ROOM

Offers a great utility room with plumbing for a washing machine, space for a tumble dryer and wall mounted cabinets.

## FIRST FLOOR LANDING

A uPVC double glazed window to the front allows natural light into the landing and staircase. There is a radiator and doors to both bedrooms and the bathroom.



## BEDROOM ONE

11'9" x 9'2"

This good size bedroom has a uPVC double glazed window to the rear, storage cupboard and radiator.

## BEDROOM TWO

9'10" x 8'10" max

Bedroom two has a uPVC double glazed window to the rear, radiator and cupboard with wall mounted gas boiler.

## BATHROOM

There is an obscure uPVC double glazed window to the front, panelled bath with electric shower over, pedestal basin, low level WC, tiled splashbacks and a radiator.

## EXTERIOR

### FRONT

The front of the property is mainly laid to lawn, with a gravelled path and driveway, providing off road parking for up to three cars.

### REAR GARDEN

The enclosed rear garden has a gravelled area for a table and chairs, lawn, raised decking entertaining area, outside tap and a rear gate.

### GARAGE

The garage has power, light and an up and over door to the front.

## ADDITIONAL INFORMATION

Council Tax Band - B

EPC to follow



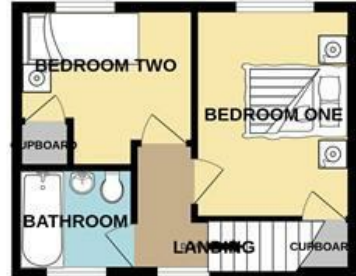




GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



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TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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