

**TOWN&COUNTRY**  
ESTATES



**Fulford Road, Trowbridge, Wiltshire BA14 8TA**

**£390,000**

## LOCATION

The St Thomas Road area is one of the most popular and sought after locations of Trowbridge, positioned within walking distance to the town centre, local amenities, Schools and a frequent bus route. 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** - Thoroughly and thoughtfully renovated by a long-established local building company, this beautifully presented three/four-bedroom turnkey home offers stylish, move-in-ready accommodation, that is certain to impress even the most discerning buyers.

Occupying a sought-after position on the edge of Trowbridge town centre, the property enjoys one of the area's most popular residential locations, with an excellent range of amenities, schools and transport links all within easy reach.

The accommodation comprises a welcoming entrance hall, a spacious living room featuring a contemporary media wall and a superb open-plan kitchen/dining room. A rear hall provides access to a ground floor wet room and a versatile family room/bedroom four - making the property particularly well suited to those requiring ground floor bedroom and shower facilities, a home office or additional reception space.

On the first floor are three double bedrooms, served by a beautifully appointed family bathroom finished to a high standard.

Further benefits include gas central heating, newly installed uPVC double glazing (2025), driveway parking with gravel grids, and an attractive, enclosed rear garden designed for low-maintenance enjoyment.

## ENTRANCE HALL

You enter the property through a composite front door into the entrance hall, with wood effect Karndean flooring, radiator, stairs to the first floor and doors to the living room, kitchen dining room and two useful storage cupboards.

## LIVING ROOM

16'8" x 10'9"

With a large uPVC double glazed window to the front, media wall with inset electric fire and wall mounted TV (included in the sale), shelving in the recess, two matching wall lights, telephone point and a radiator.

## KITCHEN/DINING ROOM

23'7" x 8'10"

The modern kitchen/dining room has a uPVC double glazed window to the rear, range of matching base and drawer units, square edge worksurfaces, inset sink with chrome mixer tap, attractive tiled splashbacks, built-in oven and grill, inset induction hob with extractor and light over, integrated dishwasher, integrated fridge/freezer, plumbing for a washing machine, radiator, a wall mounted gas boiler, inset ceiling spotlights, wood effect Karndean flooring continuing from the entrance hall, uPVC double glazed French doors to the rear garden and a door to the rear hall.



### REAR HALL

Built-in doormat, tiled flooring, a composite door to the garden and doors to the wet room and family room/bedroom four.

### FAMILY ROOM/BEDROOM FOUR

15'1" x 8'2"

This versatile room has a uPVC double glazed window to the front, wood flooring, radiator and inset ceiling spotlights.

### WET ROOM

The modern wet room has an obscure uPVC double glazed window to the rear, a wall mounted mains shower with rainfall effect shower head and hand shower attachment, dual flush WC, wall hung vanity unit with storage and inset basin with chrome mixer tap, radiator, attractive tiled splashbacks and an extractor fan.

### FIRST FLOOR LANDING

A uPVC double glazed window to the side floods the landing with lots of natural light. there is access to the loft, inset ceiling spotlights and doors to all bedrooms and the family bathroom.

### BEDROOM ONE

12'1" x 10'9"

Bedroom one has a large uPVC double glazed window to the front and a radiator.

### BEDROOM TWO

11'1" x 8'2"

Bedroom two has a uPVC double glazed window to the front, built in cupboard and a radiator.

### BEDROOM THREE

15'5" max x 8'10"

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

### BATHROOM

The well appointed bathroom has an obscure uPVC double glazed window to the rear, a panelled 'L shape' bath with chrome mixer tap, mains shower and glazed screen, dual flush WC, vanity unit with inset basin and chrome mixer tap, chrome heated towel rail, attractive tiled splashbacks and decorative flooring.

### EXTERIOR

#### FRONT

With a dwarf wall, the front of the property is mainly laid to gravel to provide off road parking for three cars, a landscaped corner provides a space for a planted border. A step leads to the front door with storm porch over and there is access o the rear garden.

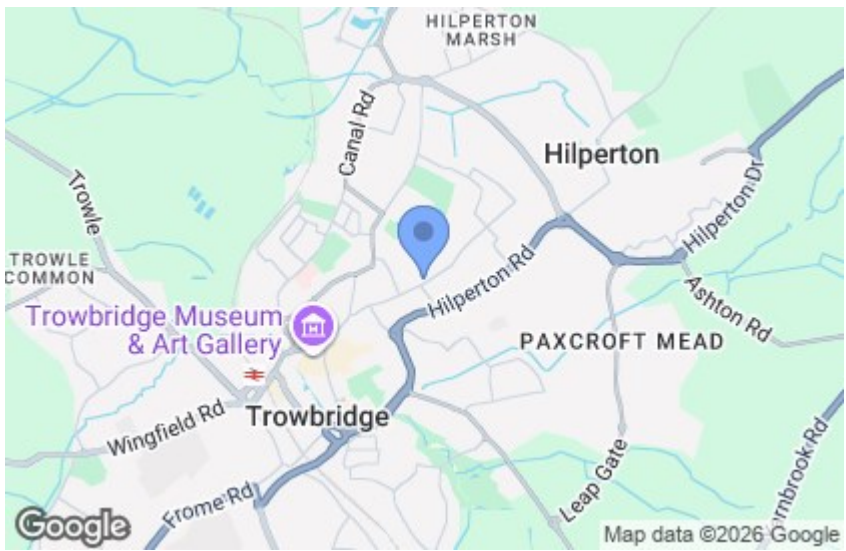
#### REAR GARDEN

There is a gravelled area immediately from the rear of the house providing space for a table and chairs, a lawn edged with wooden sleepers, attractive feather edge fencing, outside tap and outside light.

### ADDITIONAL INFORMATION

Council Tax Band - D

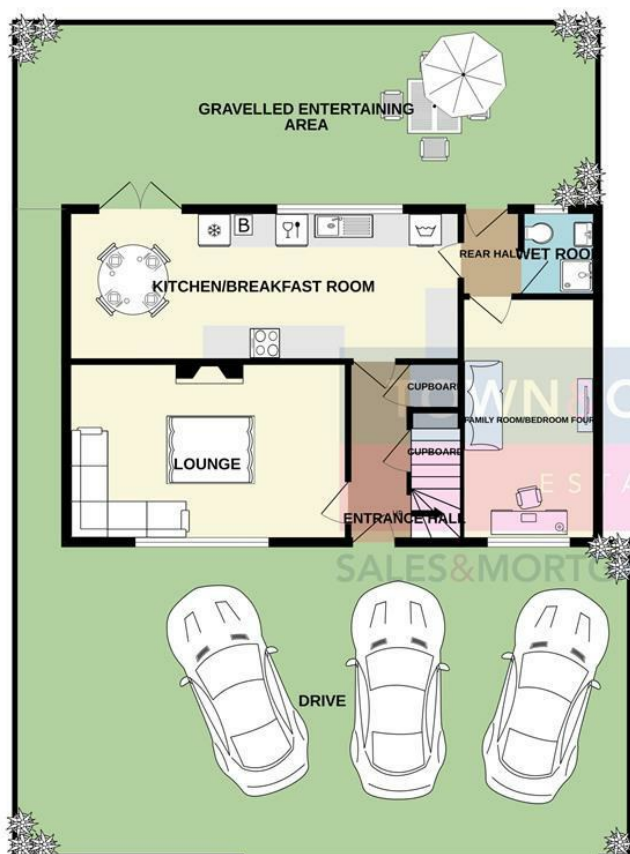
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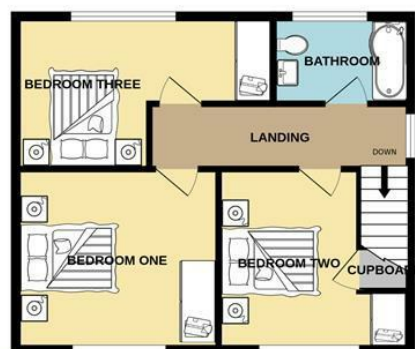




GROUND FLOOR



1ST FLOOR



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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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Ground Floor  
631 sq.ft. (58.6 sq.m.) approx.



1st Floor  
472 sq.ft. (43.8 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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