

**TOWN & COUNTRY**  
ESTATES



**50 Green Lane, Trowbridge, Wiltshire, BA14 7DE**

**Guide Price £325,000**

## LOCATION

The property is situated on the sought after Green Lane development of Trowbridge, ideally positioned within walking distance to the Town Centre, Schools, shops and country walks. \*PROPERTIES IN THIS AREA ARE ALWAYS IN HIGH DEMAND\*

Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Totally modernised from top to bottom, this fantastic, extended three bedroom semi-detached home, on the sought after Green Lane, has recently benefited from a huge program of refurbishment and renovation (please see additional information for full details).

The very well presented accommodation comprises a spacious entrance hall leading to the lounge and stunning kitchen/dining room, an inner hall, study and cloakroom toilet. The first floor has two good size double bedrooms, a single bedroom and a modern bathroom. Additional notable features include gas central heating (new boiler 2017), Upvc double glazing (with all but one windows installed in 2018), enclosed rear garden and driveway parking.

## ENTRANCE HALL

You enter the property through a composite front door (new in 2018) into the entrance hall, there is wood effect flooring, radiator, glazed doors to the lounge and kitchen/dining room and stairs to the first floor, with a bespoke built-in storage solution below.

## LOUNGE

12'5" x 11'5"

There is a large Upvc double glazed window with fitted wooden blinds to the front, radiator, TV point and an opening through to the kitchen/dining room.

## KITCHEN/DINING ROOM

This superb open space is the ideal place for your family or entertaining.

## KITCHEN AREA

10'7" x 9'10"

There is a Upvc double glazed window to the front, the re-fitted kitchen has a range of matching base and wall units with rolled top worksurfaces, breakfast bar and matching upstands, 1 1/2 bowl inset sink unit with chrome mixer tap with multi-spray function, a built-in high level Neff oven and grill, inset Neff ceramic hob with contemporary extractor with light over, integrated dishwasher, integrated fridge/freezer, under cupboard lighting, inset ceiling spotlights, ceramic tiled flooring a doorway to the inner hall and opening through to the dining area.

## DINING AREA

8'10" x 8'6"

The dining area has double glazed bi-folding doors opening to the rear garden, ceramic tiled flooring, radiator and an opening through to the lounge.

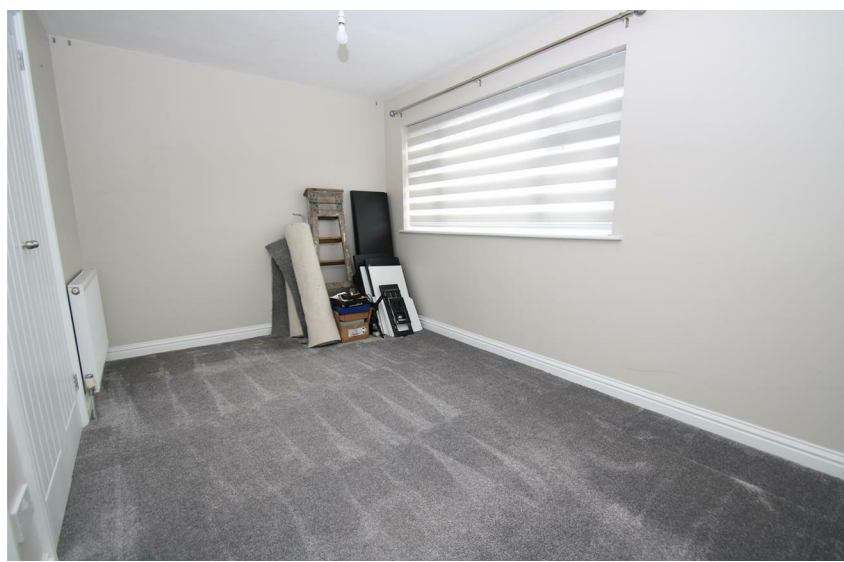
## INNER HALL

With a composite glazed door to the rear, tiled flooring and doors to the study and cloakroom toilet.

## STUDY

10'2" x 7'6"

Converted from the rear of the garage, this useful additional room is currently being used as a study but could quite easily become your hobby room, playroom or whatever suits. There is a radiator, plumbing for a washing machine, wood effect flooring and inset ceiling spotlights.



### CLOAKROOM

The cloakroom toilet has a obscure glazed window to the rear, vanity unit with inset sink and mixer tap, dual flush WC and ceramic tiled flooring.

### FIRST FLOOR LANDING

The newly carpeted stairs rise to the first floor landing with a Upvc double glazed window to the side, there is access to the loft, doors to all bedrooms, bathroom and airing cupboard, with a wall mounted Ideal Logic gas boiler (new in 2017).

### BEDROOM ONE

12'5" x 11'1"

A large Upvc double glazed window with fitted wooden blinds overlook green space to the front, there is a built in double wardrobe, radiator and TV point.

### BEDROOM TWO

12'9" x 8'6"

Bedroom two has a large Upvc double glazed window with fitted wooden blinds to the rear, built in double wardrobe, radiator and TV point.

### BEDROOM THREE

7'10" x 6'6"

There is a Upvc double glazed window to the front, built in shelving, radiator and TV point.

### BATHROOM

The modern, fully tiled bathroom has an obscure Upvc double glazed window with fitted blind to the rear, there is a panelled bath with contemporary inset taps, rainfall shower head, separate hand shower attachment and glazed screen, built in vanity unit with storage, inset basin with chrome mixer tap and inset dual flush WC, a wall mounted mirror with LED lighting, heated towel rail, tiled flooring, extractor fan and inset ceiling spotlights.

### EXTERIOR

#### FRONT

To the front of the property is a drive providing off road parking for 2-3 vehicles, lawn, planted borders, a gate to the rear garden and access to the property, with outside light and porch over.

#### REAR GARDEN

The enclosed rear garden has a paved patio immediately from the property, a large lawn with planted borders, mature hedging, outside tap, outside light and gated access to the front.

#### GARAGE STORE

The part converted garage still retains a store to the front with up and over door.

#### ADDITIONAL INFORMATION

Council Tax Band - C

Since 2017, this home has benefitted from extensive refurbishment and modernisation, to include; internal remodeling to open the kitchen and dining room, replacement windows and external doors, installed bi-folding doors in the dining room, fitted a new Ideal Logic combi boiler, new electrical consumer unit, replaced kitchen with integrated appliances, refitted bathroom, new flooring and redecoration.







GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

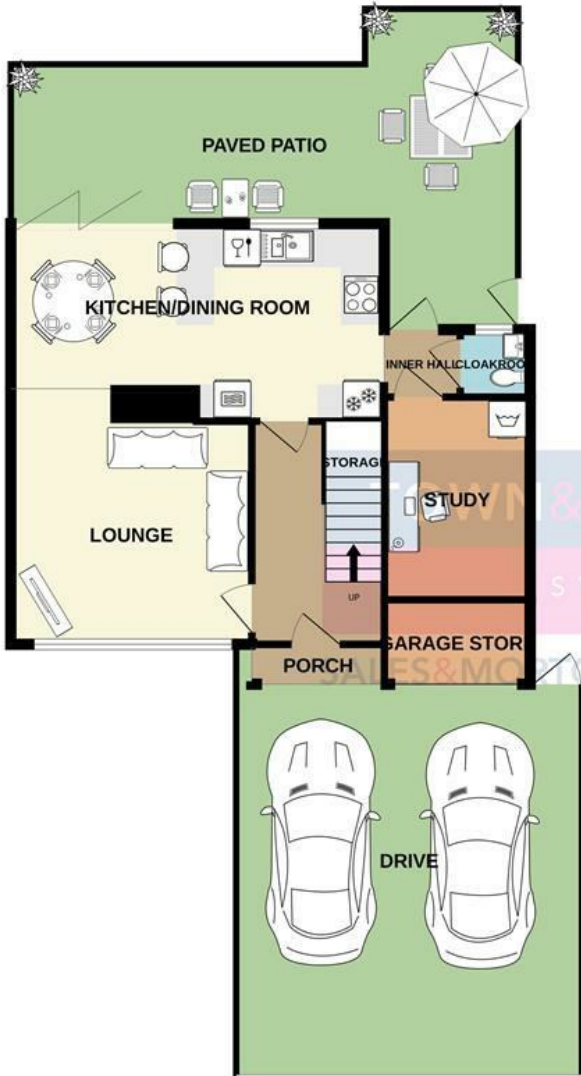


TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

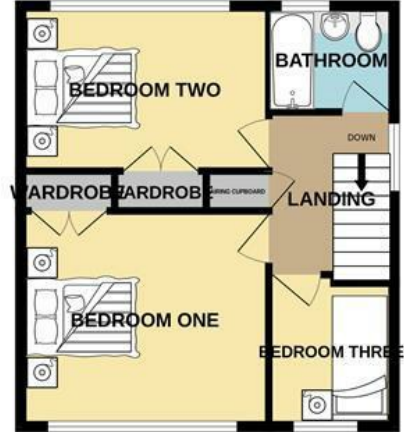
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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 purchasers. 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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