

**TOWN&COUNTRY**  
ESTATES



**Summerleaze, Trowbridge, Wiltshire BA14 9HY**

**Offers Over £250,000**



## LOCATION

Summerleaze is situated on the Wingfield side of Trowbridge, within walking distance to local shops, bus stop, Primary and Secondary Schools. Trowbridge itself offers busy town centre shopping, a modern cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Found within a popular and affordable residential area of Trowbridge, close to Schools, bus routes and amenities, this three double bedroom home offers fantastic internal and external space, with the added benefit of an attached outbuilding, perfect for further development (subject to the usual planning consent). The accommodation comprises a porch, entrance hall, living room, dining room, kitchen, bathroom and three double bedrooms. Further benefits to the include gas central heating, uPVC double glazing and a large enclosed rear garden, ideal for a family.

## PORCH

The uPVC double glazed porch leads to the entrance hall.

## ENTRANCE HALL

You enter the property through a modern composite door into the entrance hall, to the left is the sitting room and to the right is the dining room. Stairs, with a cupboard beneath, lead to the first floor landing.

## LIVING ROOM

The spacious dual aspect living room has uPVC double glazed windows to the front and the rear, there is a feature fireplace and two radiators.

## DINING ROOM

The dining room has a uPVC double glazed window to the front, a radiator and an opening through to the kitchen.

## KITCHEN

The modern kitchen has a uPVC double glazed window overlooking the rear garden, there are a range of wall and base units with marble effect work surfaces and attractive tiled splash backs, a sink with mixer tap, built in oven, inset gas hob with extractor and light over, inset ceiling spotlight and a glazed uPVC door to the rear hall, with doors to the garden and outbuilding.

## OUTBUILDING

With access from within the house, the outbuilding provides useful extra space and (subject to usual planning consents) could easily be converted in a further reception room, bedroom, office or simply used for additional storage. There is also a convenient cloakroom toilet, ideal when entertaining in the garden.





## LANDING

The first floor landing is flooded with natural light from the uPVC double glazed window to the rear, there is loft access, a radiator and doors to all three double bedrooms and bathroom.

## BEDROOM ONE

The principal bedroom has a uPVC double glazed window to the front and a radiator.

## BEDROOM TWO

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

## BEDROOM THREE

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

## BATHROOM

There is an obscure uPVC double glazed window to the rear, a paneled 'P shape' bath with glazed screen and mains shower over, a pedestal basin with storage below and a close coupled WC. Installed in 2018, the wall mounted Worcester boiler has been recently serviced.

## EXTERIOR

### FRONT

The good size front garden is laid to lawn and is enclosed by large established shrubs, with a concrete path shared with the neighbouring property providing access to the front door.

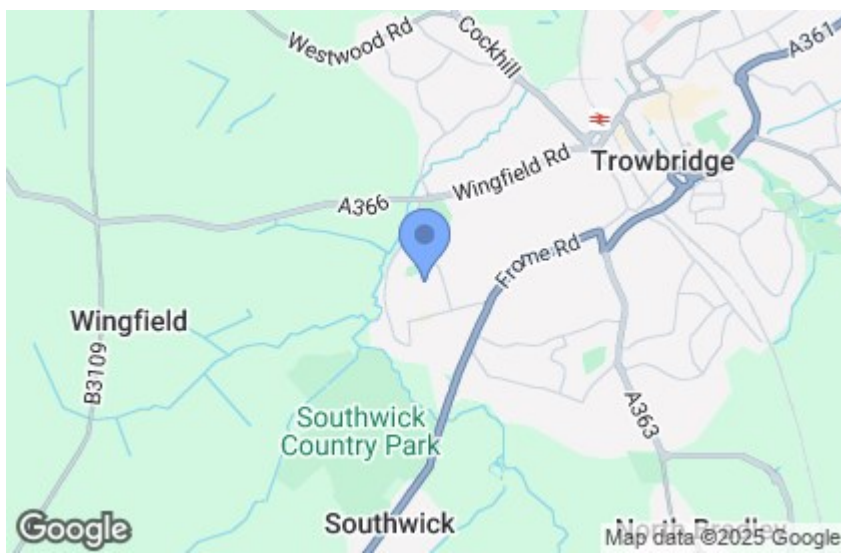
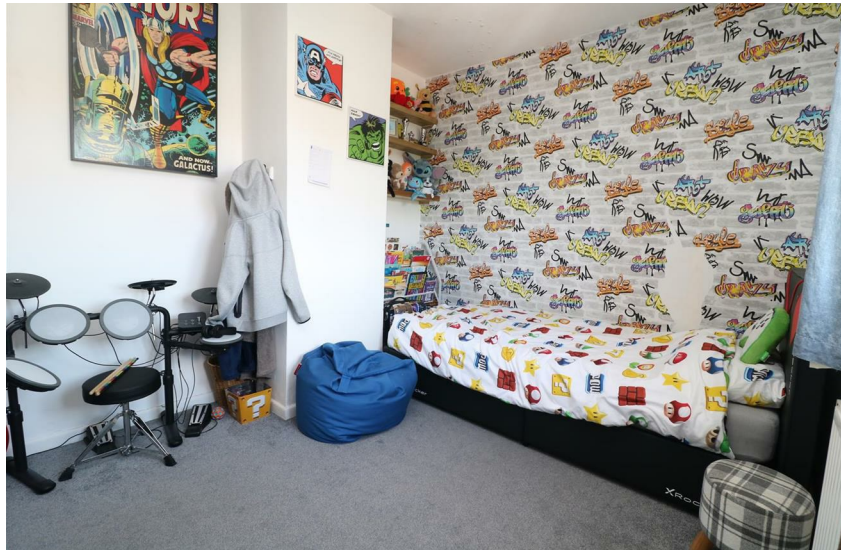
### REAR GARDEN

The large enclosed rear garden has a paved patio immediately from the rear of the house, a large lawn and to the rear of the outbuilding, a raised decking area perfect for garden furniture.

## ADDITIONAL INFORMATION

EPC - to follow

Council Tax Band - B





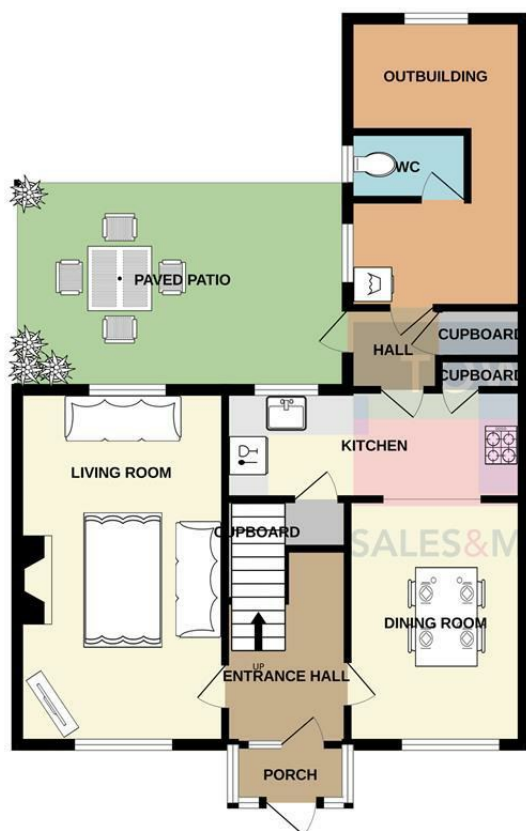




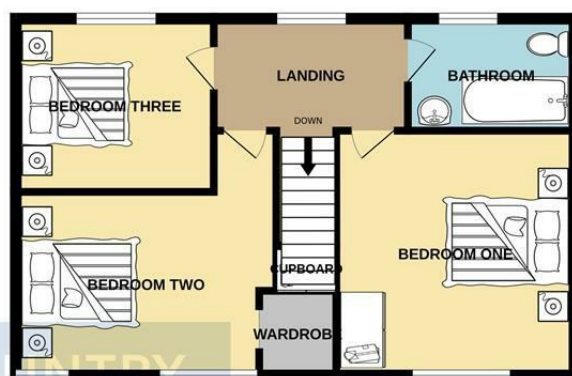




GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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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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