

TOWN & COUNTRY
ESTATES



Wingfield Road, Trowbridge, Wiltshire BA14 9EN

Offers In The Region Of £350,000

LOCATION

The property is located within walking distance of Trowbridge town centre, offering easy reach to all amenities. Trowbridge boasts a selection of shops, restaurants, cinema complex, The Shires shopping centre, supermarkets and the train station, with direct links to Bath, Bristol, etc.

DESCRIPTION

Introducing this beautifully presented three double-bedroom townhouse, located on the highly sought-after Wingfield Road. Boasting exceptional order throughout, this stunning home offers a perfect blend of style and functionality. There is a spacious Open-Plan Kitchen/ Dining room, garden room and utility room, three double bedrooms with en-suite to the master. large living room and family bathroom. This property also benefits from a low maintenance garden and drive way parking.

ENTRANCE HALL

You enter the property via a composite entrance door, there is a door to W/C, kitchen/ dining room and utility room. Stairs to first floor, tile effect flooring and radiator.

KITCHEN/DINING ROOM

This spacious and functional kitchen features matching base and wall units, a modern inset sink, a 5-ring gas hob, and rolled-top work surfaces with tiled splashbacks. The room is equipped with a wall-mounted boiler and a Hotpoint double oven, ensuring practicality and style. There's ample cupboard space, including an additional understair cupboard, providing plenty of storage. The layout also accommodates space for a dining table, making it perfect for family meals or entertaining.

UTILITY

This converted space is a practical addition to the home, featuring base units, an inset sink with a chrome mixer tap, space for a washing machine and tumble dryer, and room for an American-style fridge freezer.

W/C

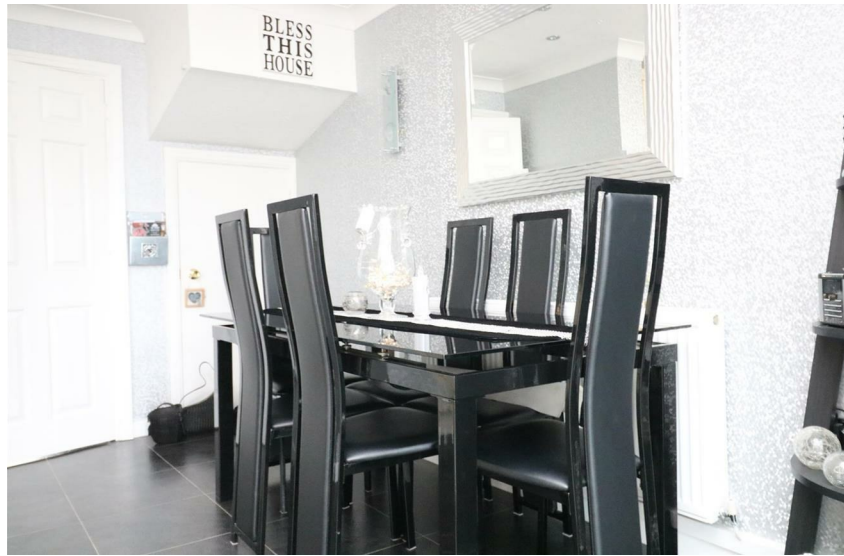
The downstairs cloakroom has a Upvc obscured double glazed window, w/c with dual flush and vanity unit with inset sink, tiled splash backs, tile effect flooring and radiator.

GARAGE/STORE

Featuring an electric roller garage door, this space offers excellent additional storage, perfect for tools, equipment, or general household items.

GARDEN ROOM

This light and airy space is finished to a high standard, featuring floor-to-ceiling UPVC double-glazed windows, French doors opening to the rear garden, downlights, and a sleek glass roof. Perfect for relaxing while enjoying views of the garden.



LANDING

There are doors to living room and master bedroom, stairs to first floor and radiator.

LIVING ROOM

This spacious and inviting living room features two sets of French doors opening to Juliette balconies overlooking the garden. The room includes radiators, an gas fireplace with a stone surround, and a TV point, creating a cozy and functional space for relaxation.

BEDROOM ONE

The master bedroom features a UPVC double-glazed window to the front, a door leading to the en-suite bathroom, a range of fitted storage cupboards with overhead storage, and a radiator.

En-suite

The en-suite features a glazed shower cubicle with a mains shower and tiled splashbacks, a dual-flush WC, a chrome towel rail, and a vanity unit with an inset sink. An additional overhead cupboard provides extra storage, completing this stylish and practical space.

LANDING

There are doors to both bedroom two and three and family bathroom.

BEDROOM TWO

This deceptively spacious bedroom features two double-glazed windows to the front aspect, built-in wardrobes, and a door to the airing cupboard. Additional benefits include two radiators and loft access with a fitted ladder.

BEDROOM THREE

The third double bedroom has a UPVC double glazed window to rear, with a selection of built in storage and radiator.

FAMILY BATHROOM

The main family bathroom has an obscured double glazed window to rear, panelled bath with shower over and glazed shower screen. Vanity unit inset w/c with dual flush and wash basin.

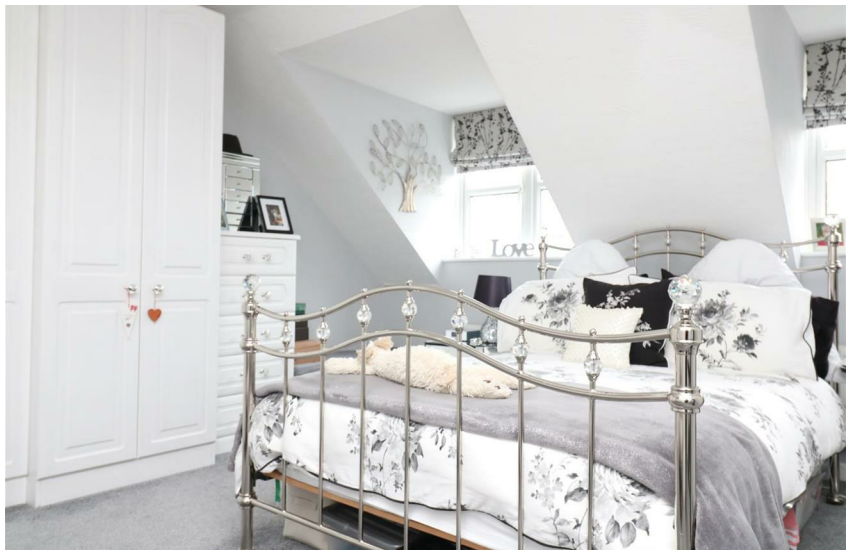
EXTERIOR

FRONT

The front garden features two raised beds on either side of the driveway, filled with a selection of plants and shrubs. A bricked path leads to the front door, with access to the garage store, side access and external light.

REAR GARDEN

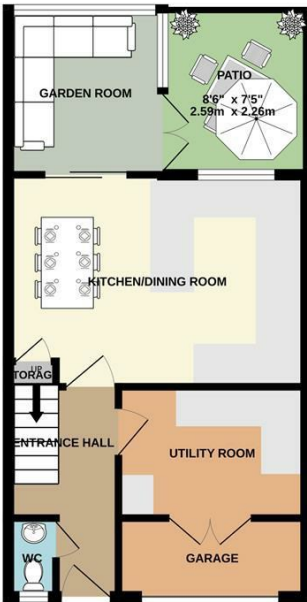
this low-maintenance garden features an astro turf lawn, a spacious decked area with a charming summer house. At the bottom of the garden there is an additional graveled seating area provides the perfect spot to make the most of the summer sun.



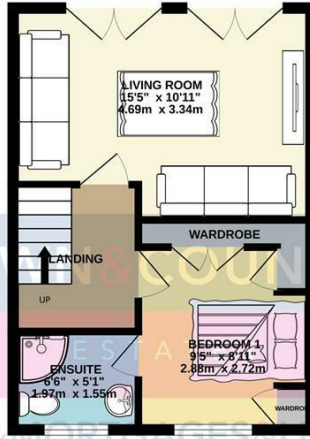




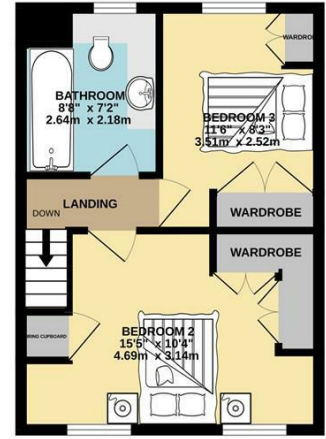
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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