

TOWN & COUNTRY
ESTATES



Wilton Drive, Trowbridge, Wiltshire BA14 0PU

£325,000

LOCATION

Situated in a sought after residential area of Trowbridge, the property is within easy access of the town centre, Primary and Secondary Schools, Spitfire Retail Park and convenience store. 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

This extended and beautifully presented five bedroom home approaches the market in superb order. The property boasts generous internal living space and is conveniently located near local amenities, including a shop and a well-regarded Primary School.

The ground floor accommodation comprises an entrance hall, two reception rooms, a cloakroom toilet and large kitchen/diner with feature breakfast bar. The first floor has five bedrooms, three of which are double bedrooms, and a well presented bathroom. Further benefits include gas central heating, Upvc double glazing, a well maintained rear garden and driveway parking for two cars.

ENTRANCE HALL

You enter the property through a Upvc front door into the entrance hall, there are doors to both reception rooms and stairs to the first floor.

FAMILY ROOM

To the right of the entrance hall is the family room, there is a large Upvc double glazed window to the front, a radiator and wood effect flooring.

LIVING ROOM

The living room is to the left of the entrance hall and has a large Upvc double glazed window to the front, a feature radiator, an under stairs cupboard and wood effect laminate flooring throughout. The living room is separated from the kitchen by a feature breakfast bar.

KITCHEN

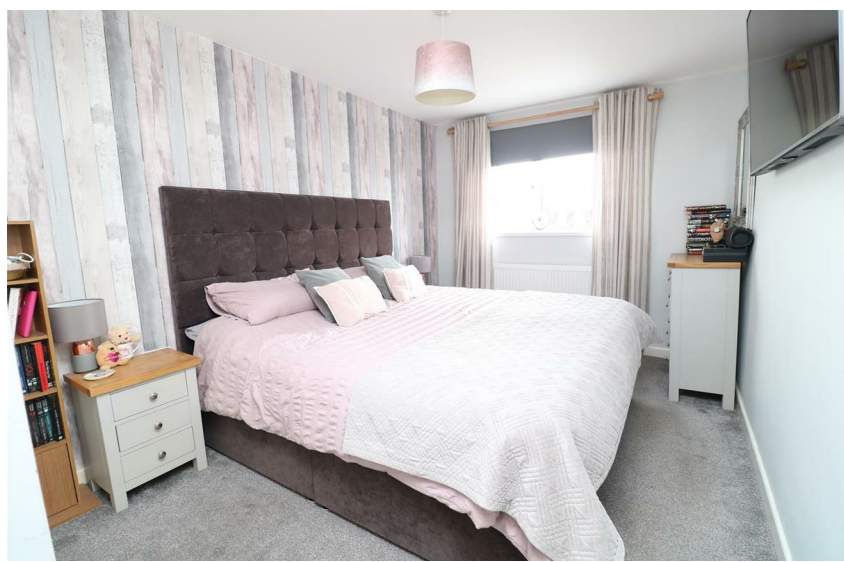
There is a Upvc double glazed window to the rear, the spacious and modern kitchen offers a range of matching wall and base units with wood-effect worksurfaces, a 1 / 2 bowl sink unit with chrome mixer tap, an integrated high-level Beko oven and grill, a Beko electric hob with extractor and light over, an integrated dishwasher, integrated fridge/freezer and Upvc French doors that open to the rear garden. Beyond the kitchen, there is a rear hallway with a utility cupboard.

UTILITY CUPBOARD

The useful utility cupboard provides storage, plumbing for a washing machine and space for a tumble dryer.

CLOAKROOM

There is a close coupled WC and a pedestal wash basin.



FIRST FLOOR LANDING

Doors to all bedrooms, the bathroom and access to the loft

BEDROOM ONE

The primary bedroom has a Upvc double glazed window to the front and a radiator.

BEDROOM TWO

The second bedroom has a Upvc double glazed window to the front and a radiator, there is also built in storage.

BEDROOM THREE

Bedroom three has a Upvc double glazed window to the rear and a radiator.

BEDROOM FOUR

The fourth bedroom has a Upvc double glazed window to the rear, a radiator and a built in wardrobe

STUDY

The study has a Upvc double glazed window to the front and a radiator and could be used as a fifth bedroom.

BATHROOM

The modern bathroom has an obscure glass Upvc double glazed window to the rear, a panelled bath with chrome mixer tap, shower attachment and glazed shower screen, a pedestal basin and close coupled WC.

EXTERIOR

FRONT

The front of the property provides off road parking for two cars, there is a paved pathway leading to the front door with outside light and storm porch over.

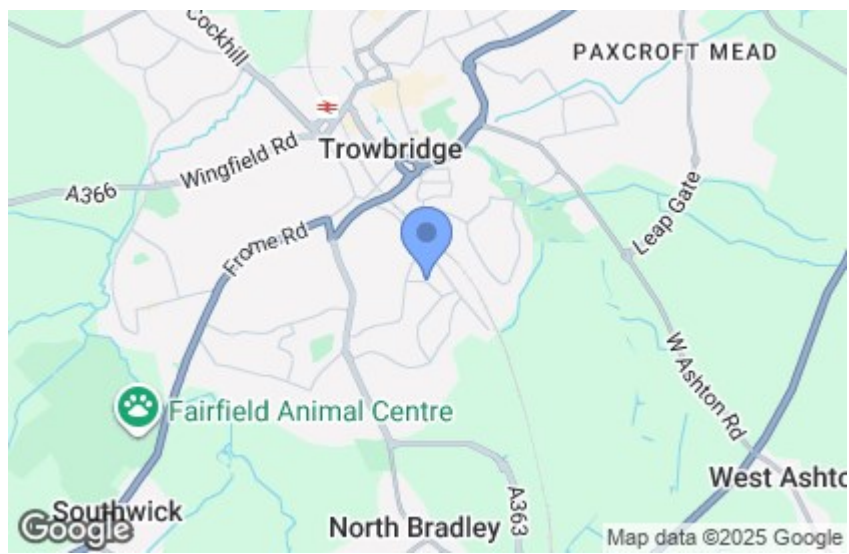
REAR GARDEN

The landscaped, enclosed rear garden is immediately laid to patio from the property, with lawn, decorative gravel areas and a raised decking space, ideal for entertaining.

ADDITIONAL INFORMATION

EPC - TO FOLLOW

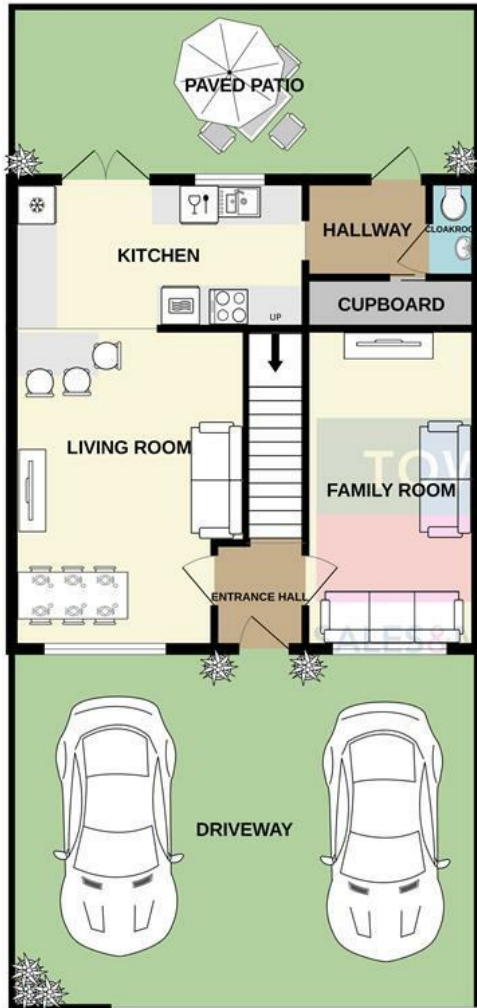
COUNCIL TAX BAND - C



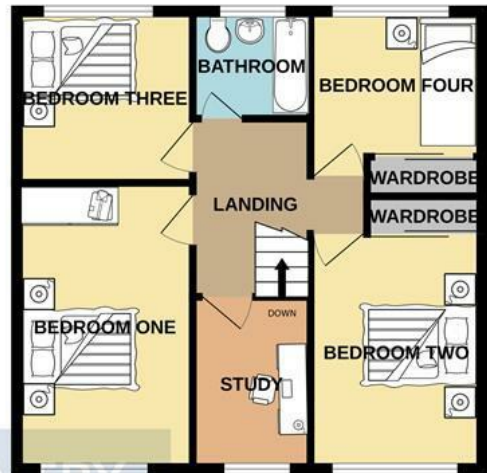




GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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