

TOWN & COUNTRY
ESTATES



Clarendon Road, Trowbridge, BA14 7BR

Offers In Excess Of £390,000

LOCATION

This three bedroom semi-detached property is located on the very sought after Clarendon Road, within easy walking distance of local shops, schools and short walking distance to the town centre. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

A very well presented and impressive three bedroom home situated in a highly regarded and central location in Trowbridge. On the ground floor of this three/four storey home there is a living room and bedroom/reception room, on the lower ground floor you will find the music room, W.C and a beautiful kitchen/diner opening out to the rear garden. On the first floor there are two bedrooms, the family bathroom and a staircase leading to the attic room. Externally the property benefits from a long rear garden with cabin, seating areas, storage shed and allotment. To the front of the property there is a private driveway, bike store and undercover storage room.

PORCH

The property is entered via a composite front door into the entrance porch. The entrance porch has period tiled flooring and a wooden glazed door leading to the entrance hall.

ENTRANCE HALL

The entrance hall has period tiled flooring, stairs to first floor, doors to bedroom two, living room and door with stained glass panels leading to an internal hall with a UPVC double glazed windows and stairs leading to the lower ground floor.

LIVING ROOM

14'6" x 10'5"

Benefiting from many period features the living room benefits from original wooden flooring, vertical wall hung radiator, two UPVC double glazed windows and wood burning stove.

BEDROOM 2

12'4" (into bay) x 10'5"

This double bedroom or additional reception room has a radiator and a UPVC double glazed bay window to the front with fitted Venetian blinds.

LOWER FLOOR HALL

The lower ground floor has a utility area with space and plumbing for washing machine, door to music room, opening to kitchen/diner and door to the cloakroom.

BEDROOM 4/MUSIC ROOM

11'9" x 8'3"

Currently used as a music room this versatile room could be used as an additional reception room, bedroom, play room or home gym. This room has a radiator and a UPVC double glazed window.



KITCHEN/DINER

12'11" x 17'0"

This beautiful presented and spacious open plan kitchen/diner has a matching range of wall base and drawer units with laminate work surfaces, an inset stainless steel sink, inset gas hob, gas fueled AGA, space for dishwasher, space for fridge freezer, wooden flooring and ceiling spotlights. The kitchen area extends to the dining area which has UPVC French doors leading to a patio seating area and corner bench seating.

W.C

The lower ground floor cloakroom has an obscured UPVC double glazed window, hidden cistern W.C, wall mounted wash hand basin and extractor.

FIRST FLOOR LANDING

On the first floor landing there is a UPVC double glazed window, doors to bedroom three, bedroom one and the family bathroom. There is also a spiral staircase leading to the attic room.

BEDROOM 3

7'9" x 10'5"

The third bedroom has a UPVC double glazed window, radiator and airing cupboard housing the gas combination boiler.

BATHROOM

5'9" x 10'5"

The large family bathroom has an obscured UPVC double glazed window, chrome heated towel rail, corner bath with chrome shower mixer tap, pedestal wash hand basin and close couple W.C.

BEDROOM 1

14'6" x 10'5"

Bedroom one is a large double room and has a UPVC double glazed bay window to the front, a second UPVC double glazed window to the front, radiator and a built in wardrobe.

ATTIC ROOM

The attic room is presented beautifully, has a Velux window and very useable additional space in this large property.

EXTERIOR

REAR GARDEN

The long, enclosed and private rear garden has a patio seating area directly outside the property, and is mainly laid to lawn with various planted borders, trees and shrubs. About 3/4 of the way down there is a decked seating area and cabin. Beyond the cabin there is an allotment area and storage shed.

CABIN

11'9" x 9'4"

An outstanding addition to the property is this outside room which has been built to a very high standard. The cabin is insulated, has mains fed power, a wood burning stove, light and internet connection.

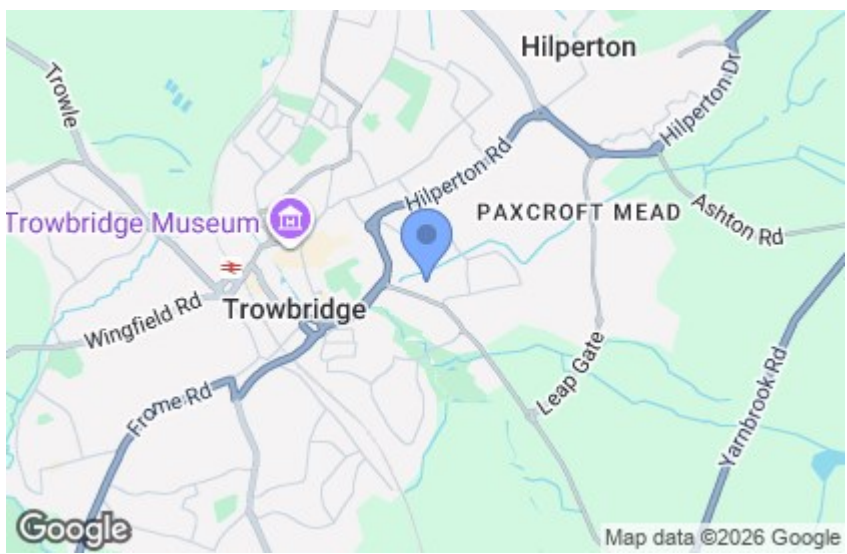
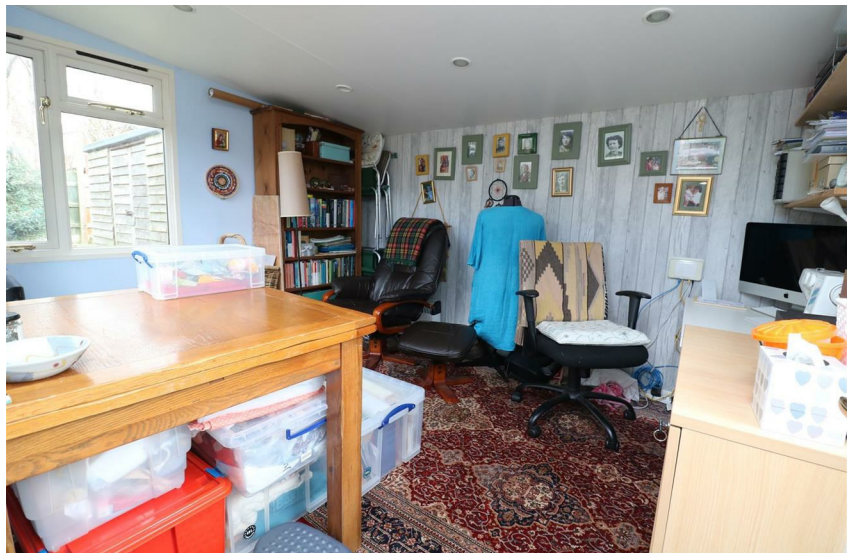
FRONT

To the front of the property is a private driveway, bike shed and a large undercover storage room.

ADDITIONAL INFORMATION

Council tax band C

Gas combination boiler and AGA have been annually serviced by the current owners.



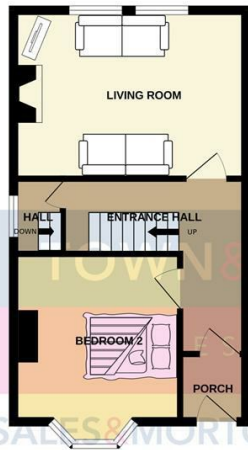




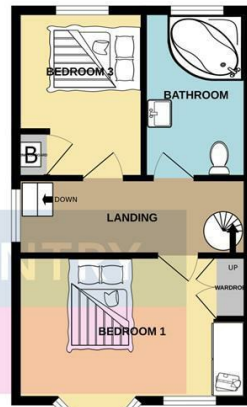
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
391 sq.ft. (35.9 sq.m.) approx.



3RD FLOOR
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.1 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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Ground Floor
436 sq.ft. (40.5 sq.m.) approx.



1st Floor
371 sq.ft. (34.5 sq.m.) approx.



2nd Floor
361 sq.ft. (33.6 sq.m.) approx.



3rd Floor
124 sq.ft. (11.5 sq.m.) approx.



Total Floor Area : 1292 sq.ft. (120.1 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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