

TOWN&COUNTRY
ESTATES



Barley Rise, Trowbridge, Wiltshire BA14 6FJ

Offers Over £270,000

LOCATION

Barley Rise is a small cul-de-sac located on the Trowbridge/West Ashton border, adjacent to Biss Meadows Country Park and other open countryside. This popular location is within easy reach of the A350 and offers easy access to local schools, shops and Trowbridge Town Centre. Trowbridge itself, offering shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

A spacious THREE DOUBLE BEDROOM, three storey townhouse, located in a small cul-de-sac development, on the West Ashton side of Trowbridge. The home enjoys an enviable location, on the doorstep of the picturesque Biss Meadow Country Park, with scenic walks and convenient pathways leading to Trowbridge town centre, . The ground floor accommodation of the property comprises a modern re-fitted kitchen, spacious living room, conservatory and cloakroom. The first floor offers two double bedrooms and the family bathroom. The master suite occupies the entirety of the second floor with en-suite shower room. Further benefits include gas central heating (new boiler in 2025), Upvc double glazing, a low maintenance enclosed rear garden and a garage with driveway parking.

ENTRANCE HALL

You enter the property through an obscure glazed entrance door, there is a telephone point, ceramic tiled flooring, radiator, thermostat heating controls, smoke alarm. There are stairs to the first floor with attractive inset feature led lights and doors leading to the kitchen, lounge/dining room and cloakroom toilet.

KITCHEN

9'10" x 8'6"

There is a Upvc double glazed window to the front, the kitchen was re-fitted in 2018 with a range of modern high gloss matching base and wall units with square edge work surfaces and matching up stands. The features continue with an inset sink unit with chrome mixer tap, stainless steel NEFF range cooker with 6 burner gas hob and stainless steel chimney extractor with light over, integrated dishwasher and space for fridge freezer, plumbing for washing machine, under cupboard lighting, spot lights in the ceiling and concealed in a cupboard is a wall mounted gas combi boiler (new in 2025).

CLOAKROOM

There is a closed-coupled dual flush WC, corner pedestal with chrome taps and tiled splash backs, a radiator and ceramic tiled flooring.

LIVING ROOM

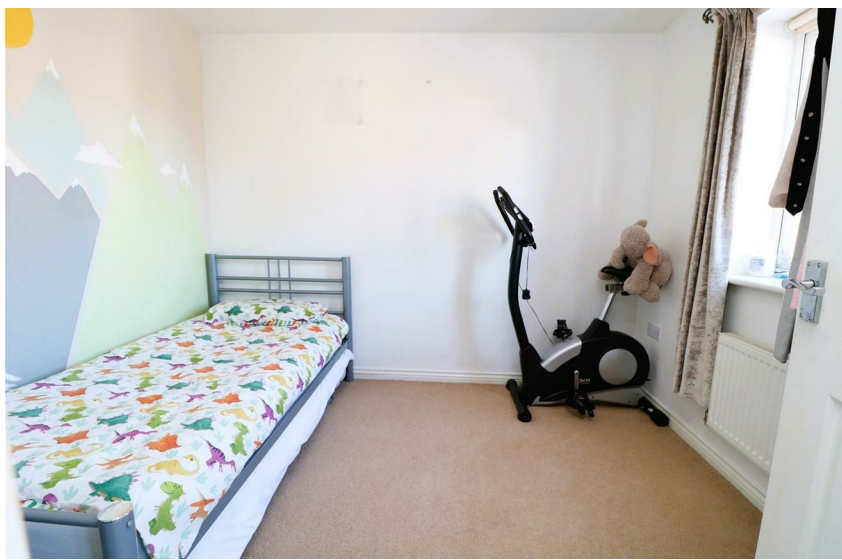
15'5" max x 15'1" max

The lounge consists of a Upvc double glazed window to the rear, Upvc double glazed French doors to the conservatory, two radiators and a TV point.

CONSERVATORY

12'6" x 7'7"

This Upvc double glazed conservatory benefits from fitted vertical blinds, a radiator, ceramic tiled flooring and Upvc double glazed doors to the rear garden.



FIRST FLOOR LANDING

There is a Upvc double glazed window to the front, a radiator, smoke detector, stairs with attractive inset feature led spotlights to the second floor and doors leading to bedroom two, bedroom three, family bathroom and the airing cupboard.

BEDROOM TWO

15'1" x 8'2"

This spacious second bedroom has two Upvc double glazed windows to the rear and a radiator.

BEDROOM THREE

9'10" x 8'6"

There is a Upvc double glazed window to the front and a radiator.

FAMILY BATHROOM

The family bathroom has a panelled bath with chrome taps, mains shower over, glazed shower screen and attractive mosaic tiled splash backs, a pedestal basin with chrome taps and mosaic tiled splash backs, heated towel rail, closed-coupled dual flush WC, extractor fan and spot lights.

SECOND FLOOR LANDING

There is a radiator, smoke detector and a door to the master bedroom suite.

MASTER BEDROOM

18'1" max x 11'10" max

(Limited ceiling height in areas) This spacious dual aspect master suite has a Upvc double glazed window to the front and a Upvc double glazed velux window to the rear, dressing area, telephone point, TV point, a radiator, access to the loft space and a door to the en-suite shower room.

EN-SUITE

There is an obscure double glazed velux window to the rear, a radiator, a closed-coupled dual flush WC, pedestal basin with chrome mono taps with mosaic tiled splash backs, shower cubical with mains shower over, glazed door and attractive mosaic tiled splash backs.

EXTERIOR

FRONT

There is stone chippings and a step to the front door, with storm porch over.

REAR GARDEN

The low maintenance enclosed rear garden is laid to attractive paved patio and has a path to a gate, leading to the garage and drive.

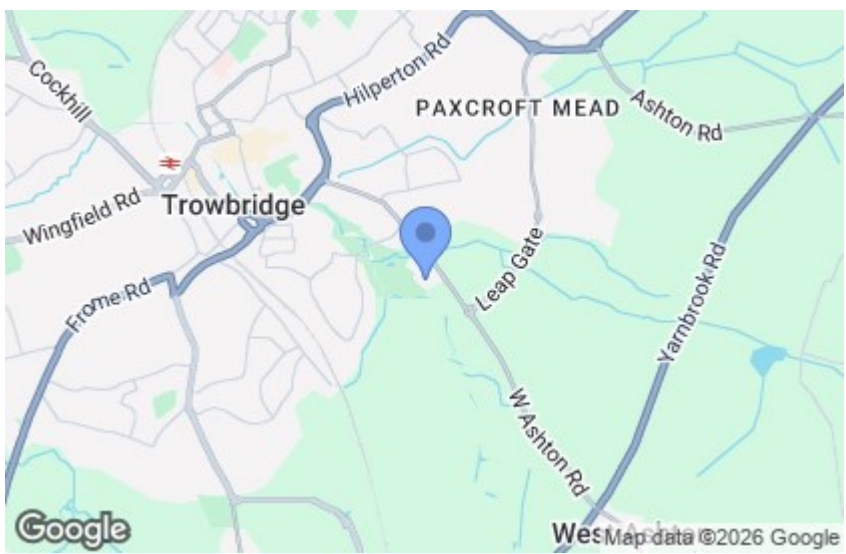
GARAGE

To the rear of the property is the garage, with up and over door, light and drive to the front.

ADDITIONAL INFORMATION

Council Tax Band - D

EPC to follow



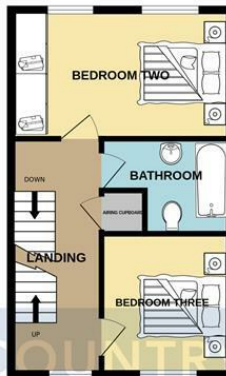




GROUND FLOOR
697 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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
607 sq.ft. (56.4 sq.m.) approx.



1st floor
389 sq.ft. (36.1 sq.m.) approx.



2nd floor
273 sq.ft. (25.4 sq.m.) approx.



Total Floor Area : 1269 sq.ft. (117.9 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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