

**TOWN&COUNTRY**  
ESTATES



**Murray Road, Trowbridge, Wiltshire BA14 8QT**

**Offers Over £300,000**

## LOCATION

Situated in a popular residential area of Trowbridge, within walking distance to the Town Centre, local shops, bus routes, Health Centre, Lidl supermarket and amenities. Trowbridge itself offers busy shopping facilities, a modern cinema complex with popular restaurants and train station, with direct links to Bath, Bristol and beyond.

## DESCRIPTION

This extended three bedroom-semi detached home offers lots of space for family living and garden entertaining. The ground floor accommodation comprises an entrance hall, sitting room and open plan kitchen/dining space leading through to the family room. Upstairs, there are two double bedrooms, a single bedroom and modern bathroom. Further benefits include gas central heating, uPVC double glazing, a fantastic rear garden with a detached home office/utility with the potential to create an annex (subject to PP) and plentiful driveway parking.

## ENTRANCE HALL

You enter the property through an obscure glazed uPVC entrance door, there is an obscure window to the front, wood effect flooring, a glazed wooden door to the sitting room, doorway to the kitchen/dining room and stairs to the first floor landing.

## SITTING ROOM

11'9" x 11'9"

The formal sitting room has a uPVC double glazed window to the front, feature fireplace with inset open fire, floating mantle and stone hearth, radiator and TV point.

## KITCHEN/DINING ROOM

17'8" x 9'6"

There is a uPVC double glazed window the rear and an obscure glazed uPVC door to the garden. The modern kitchen offers a range of matching high gloss matching base and wall units with rolled top worksurfaces and matching upstands, inset sink unit with chrome mixer tap, a Rangemaster range cooker with gas hob over, plumbing for a dishwasher, space for a fridge/freezer, inset ceiling spotlight and wood effect flooring. The kitchen/dining room opens straight through to the family room.

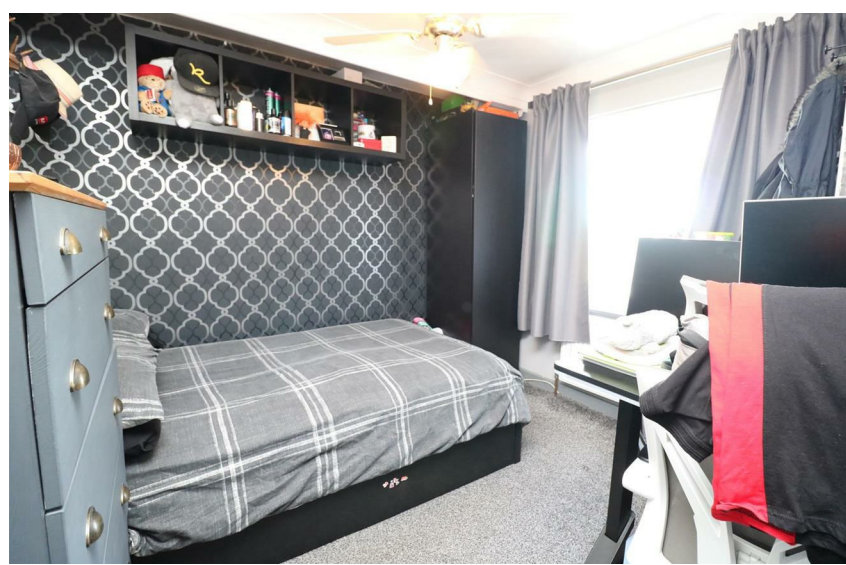
## FAMILY ROOM

11'9" x 9'10" max

The addition of the family room really creates a great ground floor space and is the hub of the family home. The uPVC windows to the rear and side flood the room with lots of natural light. This versatile space has room for large sofa, TV and benefits from a radiator, wood effect flooring and a uPVC door opening to the raised decking.

## FIRST FLOOR LANDING

With a uPVC double glazed window to the side, access to the part boarded loft and wooden doors to bedrooms one and two. Making use of all the valuable space on offer, sliding wooden doors open to bedroom three and the bathroom.



### BEDROOM ONE

11'9" x 10'9" into wardrobe

There is a uPVC double glazed window to the front, large built in wardrobe space with mirrored sliding doors, a radiator and TV point.

### BEDROOM TWO

10'9" x 9'6"

The second double bedroom has a uPVC double glazed window to the rear, radiator and airing cupboard, providing storage and a wall mounted gas boiler.

### BEDROOM THREE

7'6" x 6'2"

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

### BATHROOM

The modern bathroom has an obscure uPVC double glazed window to the rear, a corner bath with chrome mixer tap, a wall mounted mains shower and glazed screen, vanity unit with storage, inset WC and basin with chrome mixer tap, illuminated mirror, a chrome heated towel rail, attractive tiled walls, inset ceiling spotlights and extractor fan.

### EXTERIOR

#### FRONT

The front of the property provides off road parking for four cars, there is gated access to the rear garden and a step to the front door with an outside light and storm porch over.

#### GARAGE

The garage has an up and over door to the front, power, light window to the rear and door to the rear garden.

#### REAR GARDEN

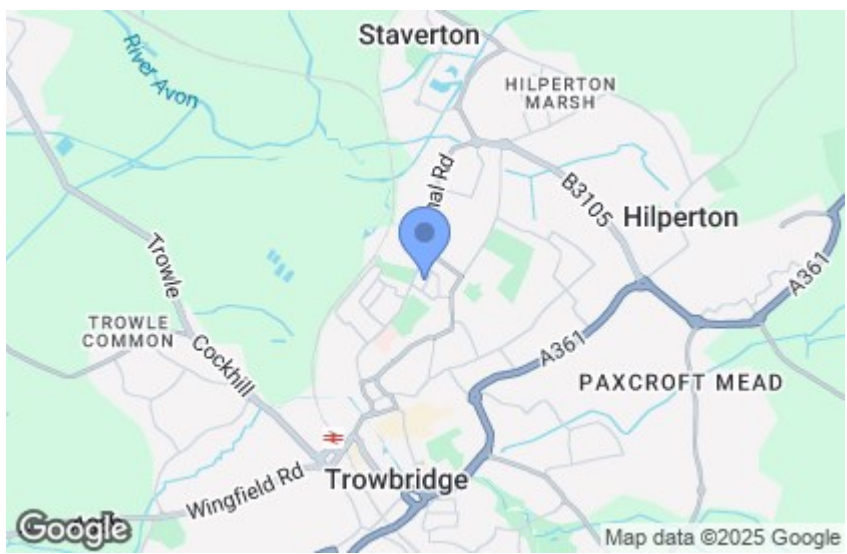
This has to be one of our favourite gardens for a long time! Private, low maintenance and full of character, the perfect retreat or place to entertain. There is a raised decking area immediately from the rear of the property, with external power sockets, wooden balustrades and retractable awning, an artificial lawn with attractive and well kept borders, a rear gravelled/decking space where the current owners have Softub, a covered entertaining area leading to a fantastic wooden garden room/bar with sliding doors. There are doors to the home office/utility room, garage and log store.

#### DETACHED HOME OFFICE/UTILITY

This brilliant detached space has a toilet, basin and plumbing for a washing, so is currently used as a utility room and occasional bedroom but with some development could become a more permanent annex (subject to planning). Alternatively, it would make the ideal work from home space. There are windows and doors to the garden.

#### ADDITIONAL INFORMATION

Council Tax Band - C  
EPC TO FOLLOW







GROUND FLOOR



1ST FLOOR



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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  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 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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