

TOWN & COUNTRY
ESTATES



Brook Road, Trowbridge, Wiltshire BA14 9DJ

Offers In Excess Of £275,000

LOCATION

Located on the sought after Broadmead development, on the Bath side of Trowbridge, easy reach of local amenities (Tesco Express, chip shop and Pharmacy), the well regarded Walwayne Court Primary School, secondary Schools, bus routes and train station - providing direct links to Bath, Bristol and beyond. Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

DESCRIPTION

This beautifully presented three bedroom semi-detached home, is situated in the highly regarded Broadmead development. The accommodation comprises an entrance hall, lounge, kitchen/dining room, two double bedrooms, a single bedroom and newly refitted family bathroom. Further benefits include gas central heating, UPVC double glazing, an enclosed rear garden and garage.

ENTRANCE HALL

You enter the property into the entrance hall via an UPVC obscure glazed entrance door. There is wood effect laminate flooring, radiator, stairs to the first floor and a door to the living room.

LIVING ROOM

The bright and airy living room has a UPVC double glazed window to the front aspect TV point, two radiators and door to the kitchen/dining room.

KITCHEN/DINING ROOM

The kitchen/dining room has a UPVC double glazed window to the rear and sliding doors leading to rear garden. There are a range of matching base and wall units, rolled top worksurfaces, tiled splash backs, inset sink with chrome mixer tap, built in fan assisted electric oven, inset gas hob with extractor and light over, plumbing for washing machine, space for dishwasher and fridge freezer, radiator, door to under stair storage cupboard, ceramic tiled flooring and wall mounted Worcester boiler.

FIRST FLOOR LANDING

There is a UPVC double glazed window to side aspect, access to loft space and doors leading to all three bedrooms, family bathroom and airing cupboard.

BEDROOM ONE

The master bedroom has a UPVC double glazed window to front aspect, tv point and radiator.

BEDROOM TWO

The spacious second bedroom has a UPVC double glazed window to rear aspect, built in wardrobes, tv point and radiator.

BEDROOM THREE

The third bedroom has a UPVC double glazed window to front aspect and radiator.



FAMILY BATHROOM

The newly replaced family bathroom has an obscured UPVC double glazed window to rear, paneled bath with mains shower overhead and glazed shower screen, tiled splash backs, closed couple W/C with dual flush, pedestal wash basin, chrome towel rail and wood effect flooring.

EXTERIOR

FRONT

Set back from the road the property has a low maintenance front garden laid to block paving with feature planting area, storm porch and gated access to the rear garden.

REAR GARDEN

The south facing rear garden is enclosed to all aspects by wood panel fencing and mature trees allowing further seclusion. There is a lawn area and large patio perfect for an outside entertaining space with outside cooking bench, and raised beds. There is a shed for additional storage, path to gate leading to the front of the property and further gate to rear leading to garage & driveway parking.

GARAGE

Situated to the rear of the property, the garage has an up and over door and driveway parking to front.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C

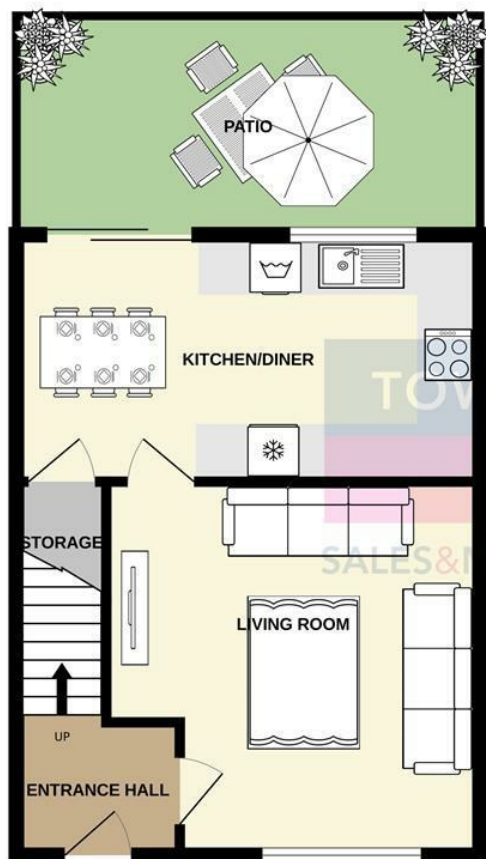
BATHROOM REFITTED FEBRUARY 2022



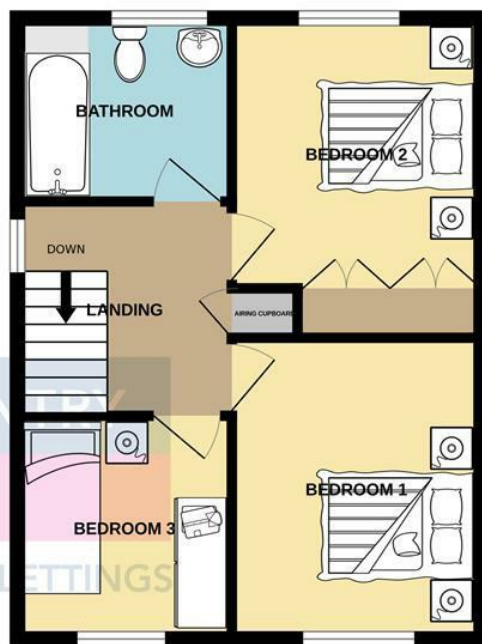




GROUND FLOOR



1ST FLOOR



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SALES & MORTGAGES & LETTINGS



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
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 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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