

**TOWN & COUNTRY**  
ESTATES



**Everleigh Close, Trowbridge, Wiltshire BA14 0UZ**

**£170,000**

## LOCATION

The property is found within the ever popular Wiltshire Drive development, on the Westbury side of Trowbridge. Just a short walk to bus routes, local shops, Schools and the busy Spitfire Retail Park, which offers shopping and food outlets. Trowbridge offers a range of shopping facilities, Library, Health Centre, a modern cinema complex with restaurants and a train station, providing direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - A one bedroom freehold home, tucked away in a secluded location, within a quiet cul-de-sac on the ever popular Wiltshire Drive development. The accommodation comprises a good size living room with kitchen area, a large first floor bedroom and bathroom. Further benefits include uPVC double glazing, gas central heating, a private enclosed rear garden and driveway parking for one car.

## LIVING ROOM

You enter the property through an obscure uPVC double glazed entrance door into the living room. There is a uPVC double glazed window to the rear, looking over the garden, two radiators, thermostat heating control, TV point, telephone point and stairs leading to the first floor.

## KITCHEN AREA

10'9" x 6'10"

The kitchen area has a uPVC double glazed window to the rear, a range of white matching base and wall units with rolled top work surfaces, tiled splash backs, inset sink unit with chrome mixer tap, space for a freestanding oven, ceramic tiled flooring and integrated appliances, including a washing machine, fridge and freezer.

## FIRST FLOOR LANDING

The first floor landing is flooded with natural light from the uPVC double glazed window to the side. There is a door to the bedroom.

## BEDROOM

The bedroom has a uPVC double glazed window to the rear, with views over the garden and fields beyond, radiator, access to the loft, door to the bathroom and a great amount of storage, with two built in wardrobes and large airing cupboard, with a wall mounted Worcester gas boiler. There is a dressing area, ideal for a dressing table, additional wardrobes or even a space for a desk for those who work from home.

## BATHROOM

18'0" max x 10'9"

There is an obscure uPVC double glazed window to the rear, a panelled bath with Bristan electric shower over, close couple W.C, pedestal wash hand basin, tiled splash backs, chrome heated towel rail and ceramic flooring.



## EXTERIOR

### REAR GARDEN

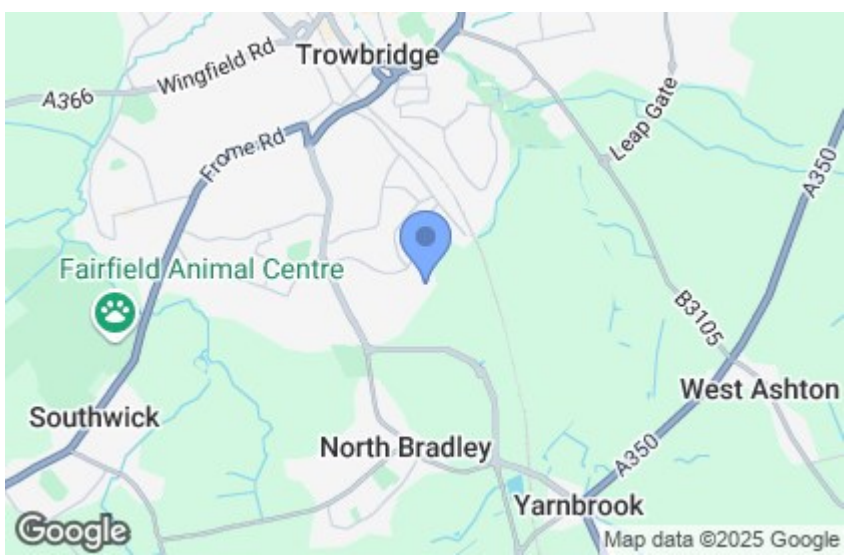
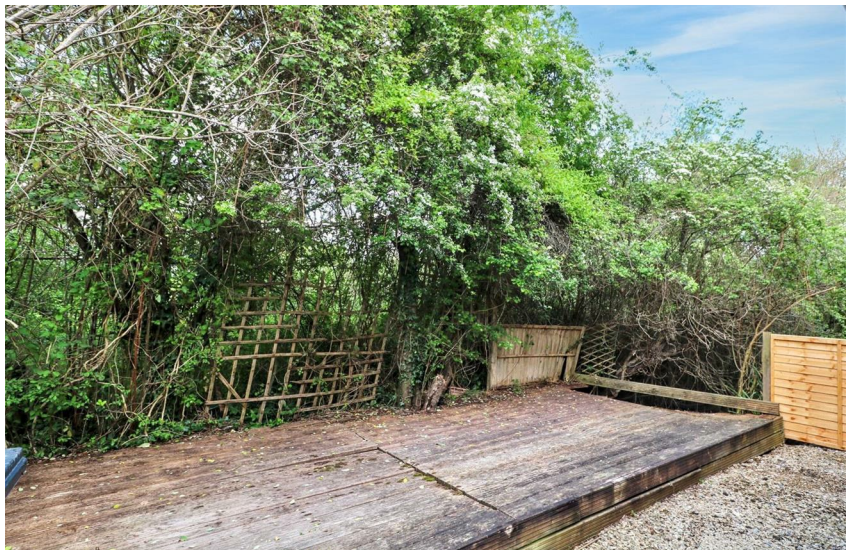
A gate opens to the private and quiet garden to the rear of the property, backing onto open fields. There is a decked area (which is in need of repair/replacement), gravelled space, outside light and outside tap.

### PARKING

There is a driveway parking space to the front.

### ADDITIONAL INFORMATION

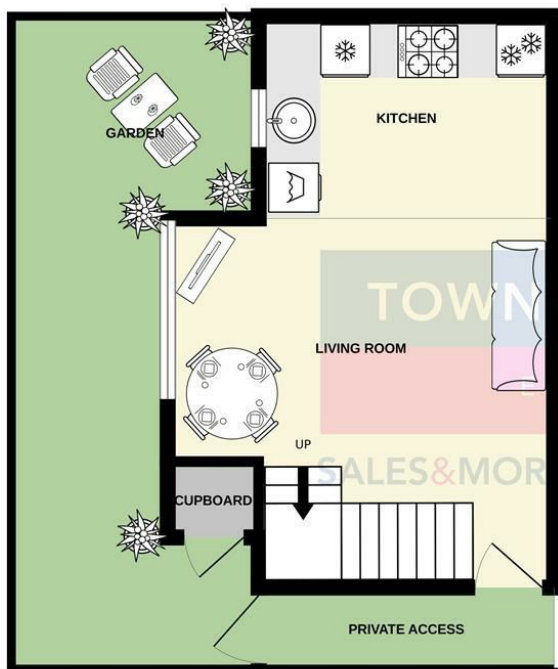
Council Tax Band - A



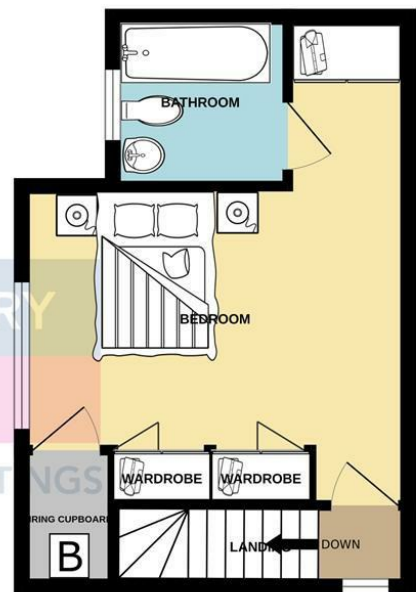




GROUND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.6 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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