

**TOWN & COUNTRY**  
ESTATES



**Broughton Road, Trowbridge, Wiltshire BA14 0LW**

**Guide Price £290,000**

## LOCATION

The property is located off the ever popular Silver Street Lane and within walking distance to local shops, bus routes, Primary and Secondary Schools. For those needing to commute, the city of Bath is approximately 30 minute drive and for Bristol it will take up to 1 hour. The home is approximately 1 mile from the train station, with direct rail links to Bath, Bristol and beyond.

## DESCRIPTION

Tucked away in a quiet residential area, this three bedroom semi-detached home is located just off the sought after Silver Street Lane. The property comprises an entrance porch, entrance hall, lounge, dining area, kitchen and garden room. On the first floor, there are two double bedrooms, a single bedroom and the family bathroom. Further benefits include UPVC double glazing, gas central heating, garage, off road parking for 2-3 vehicles and a landscaped rear garden.

## ENTRANCE PORCH

You enter the property through a UPVC double glazed entrance door, there are UPVC double glazed windows to the front and both sides, ceramic tiled flooring and a door leading to the entrance hall.

## ENTRANCE HALL

Entered via a wooden entrance door with an obscured double glazed window to the side, the entrance hall has wood effect flooring, radiator and an opening into the lounge.

## LOUNGE

11'9" min 17'6" max x 13'5" m

The lounge has a large UPVC double glazed window to the front. There is a radiator, T.V point, telephone point, stairs leading to the first floor, thermostatic heating controls and an opening to the dining area,

## DINING AREA

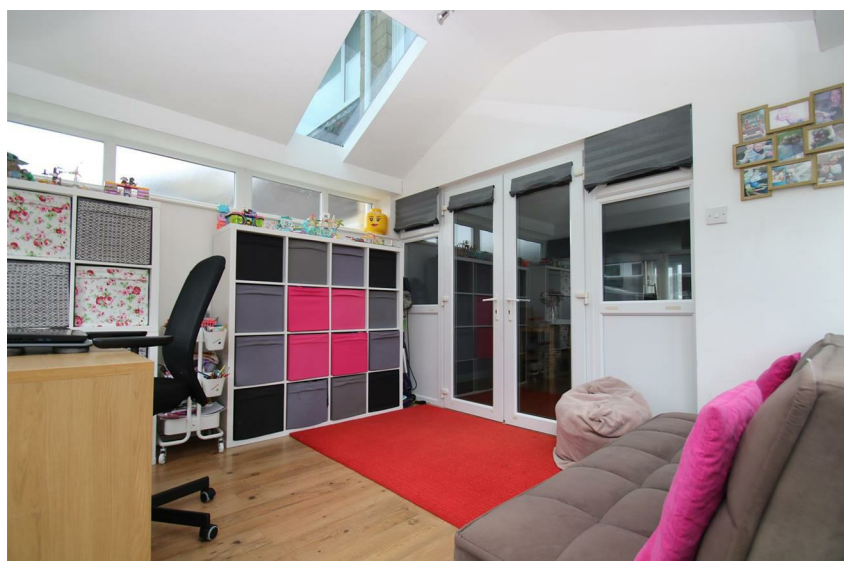
12'4" x 9'2"

There are UPVC double glazed patio doors, with windows to either side, leading to garden room, wood effect flooring, radiator and a door to the kitchen.

## KITCHEN

11'10" x 7'10"

There is a UPVC double glazed window to the rear garden, the modern, refitted kitchen has a range of high gloss Magnet matching base and wall units with rolled top work surfaces, tiled splash backs, inset sink unit with chrome hose tap, built in Electrolux fan assisted oven, Electrolux induction hob with extractor fan and light over, space for dishwasher, plumbing for washing machine, space for a fridge freezer, feature LED plinth lights, ceiling spotlights and a radiator.



## GARDEN ROOM

11'6" x 10'6"

This spacious garden room benefits from UPVC double glazed patio doors leading to the rear garden and UPVC double glazed windows to the two sides. There are two skylights letting in ample natural light, radiator and wood effect flooring.

## FIRST FLOOR LANDING

The large galleried first floor landing has a UPVC double glazed window to the side. There is access to the boarded loft space with a ladder and light, smoke alarm and a door to the airing cupboard with wall mounted Viessman gas combi boiler supplying the radiator heating and domestic hot water. Further doors lead to all three bedrooms and the family bathroom.

## BEDROOM ONE

14'3" x 9'10"

Bedroom one has a large UPVC double glazed window to the front and a radiator.

## BEDROOM TWO

10'5" x 9'3"

Bedroom two has a UPVC double glazed window to the rear and a radiator.

## BEDROOM THREE

8'10" x 7'7"

Bedroom three has a UPVC double glazed window to the front and a radiator.

## BATHROOM

The recently refitted bathroom has obscure double glazed UPVC windows the rear and side. There is a panelled bath with mains shower with rainfall effect shower head, glazed shower screen, vanity unit with feature countertop sink, matt black mixer tap and a dual flush W/C. Other benefits include Matt black radiator and granite effect aqua boarding.

## EXTERIOR

### FRONT

To the front of the property is a dwarf wall, driveway and additional gravelled area providing ample parking for three vehicles

### REAR GARDEN

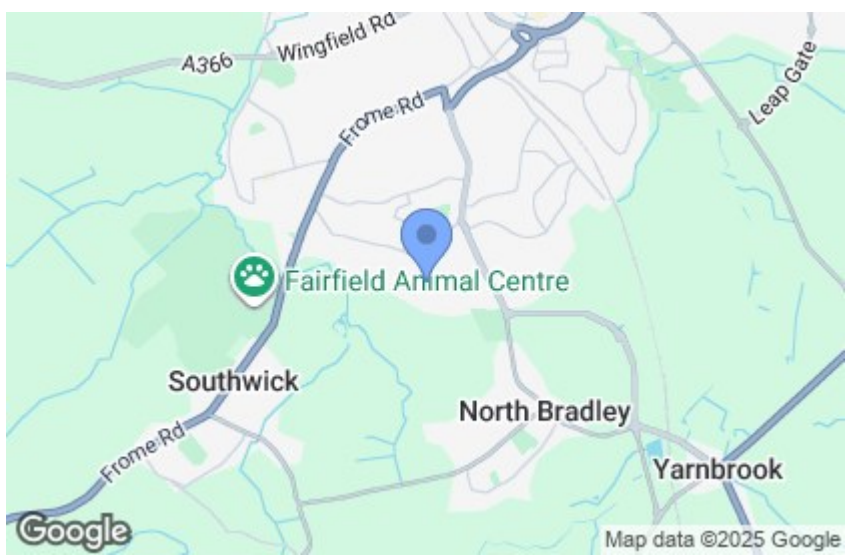
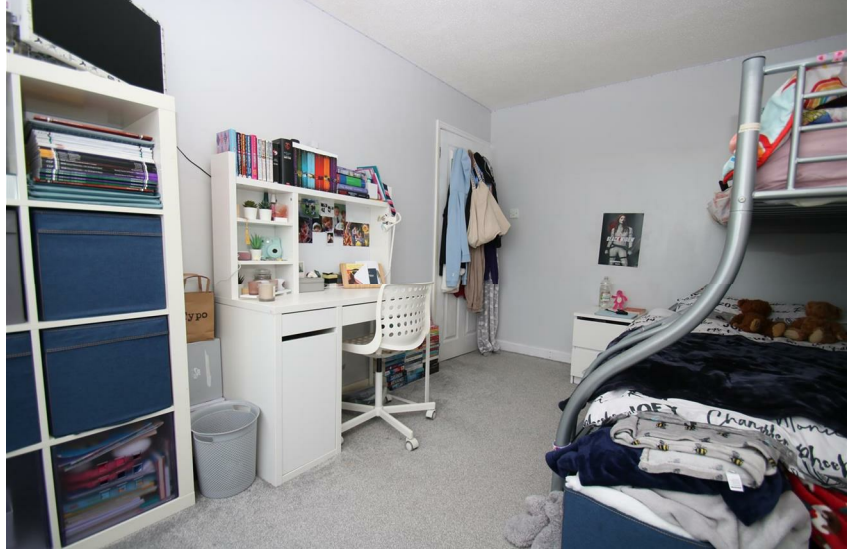
This lovely landscaped rear garden is enclosed by high wooden fencing, there is a large patio/entertaining area and lawns with pathway leading to the superb outside office with power and light, shed and an outside tap.

### GARAGE

Up and over doors and entrance doors to both the front and rear, power and light.

## ADDITIONAL INFORMATION

Council Tax Band - C



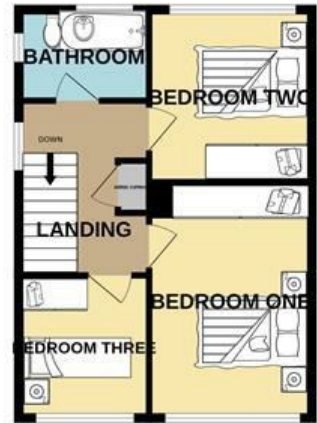




GROUND FLOOR



1ST FLOOR



TOWN & COUNTRY  
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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  
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 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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