

**TOWN & COUNTRY**  
ESTATES



**Wyke Road, Trowbridge, Wiltshire BA14 7NP**

**Offers Over £280,000**

## LOCATION

Wyke Road sits on the edge of Trowbridge town centre, providing easy access to a multitude of amenities including Schools, shops and supermarkets. Trowbridge itself offers busy town centre shopping, a modern cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Approaching the market in outstanding order, this beautifully presented, three/four bedroom period home boasts character and charm.

The deceptively spacious home is arranged over three stories, with the ground floor accommodation comprising an entrance hall, dining room, living room, study and kitchen/breakfast room. On the first floor, you will find two spacious double bedroom, a single bedroom and family bathroom. The attic room used as the master bedroom occupies the entirety of the second floor. Further benefits include UPVC double glazing, gas central heating, a spacious landscaped rear garden, driveway parking for two vehicles and a garage.

## PORCH

You enter the property through a UPVC entrance door. There is tile affect flooring and a door leading to entrance hall.

## ENTRANCE HALL

There are exposed wooden floorboards, a radiator, a door to the dining room and stairs to the first floor.

## DINING ROOM

11'5" x 12'2"

The dining room is a wonderful social space with openings to both the living room and kitchen. The room offers a feature fireplace with wooden surround and built in storage to the side and shelving above, exposed wooden flooring, a radiator and doors to the study and a useful under stair storage cupboard.

## LIVING ROOM

10'7" x 11'8"

There is a UPVC double glazed window to the front aspect, fireplace opening with wooden surround, built in storage cupboard with shelving above, exposed wooden floorboards and a radiator.

## STUDY

6'4" x 8'4"

This multipurpose room could be used as a playroom or study, with UPVC French doors leading to the garden, wood effect flooring and a radiator.

## KITCHEN

7'2" x 16'3"

The modern kitchen/ breakfast room has a UPVC double glazed window to rear and door leading to garden. There are a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, tiled splash backs, freestanding Aga style cooker with 5 ring gas hob with extractor and light over, integrated Zanussi dishwasher, plumbing for a washing machine, space for a fridge freezer, a radiator and tile effect flooring.



## FIRST FLOOR LANDING

There is exposed wooden floor boards, a radiator, stairs to the attic room and doors leading to bedrooms two, three and four and the family bathroom.

## BEDROOM TWO

11'8" x15'5"

The spacious second bedroom has a UPVC double glazed window to front aspect, radiator and a TV point.

## BEDROOM THREE

11'1" x12'1"

The third double bedroom has a UPVC double glazed window to rear aspect, radiator and a TV point.

## BEDROOM FOUR

11'6" x6'8"

The fourth bedroom is a good size single room, with a UVPC double glazed window to front, exposed wooden floorboards and a radiator.

## FAMILY BATHROOM

With an obscure double glazed window to rear, panelled bath with chrome mixer tap, separate glazed shower cubicle with wall mounted Triton shower, tiled splash backs, pedestal wash basin, closed couple W/C with dual flush, wood effect laminate flooring and an extractor fan.

## SECOND FLOOR LANDING

There is a door to the attic room, space for additional storage and access to eaves storage.

## ATTIC ROOM

14'3" x12'7"

Used as the master bedroom, the spacious attic room is a lovely secluded space, with Velux window to rear, exposed wooden floorboards and access to eaves storage.

## EXTERIOR

### FRONT

The low maintenance front garden is enclosed by a dwarf wall, mainly laid to a decorative slate gravel with path leading to front door and additional path to the side allowing access to the rear garden.

### REAR GARDEN

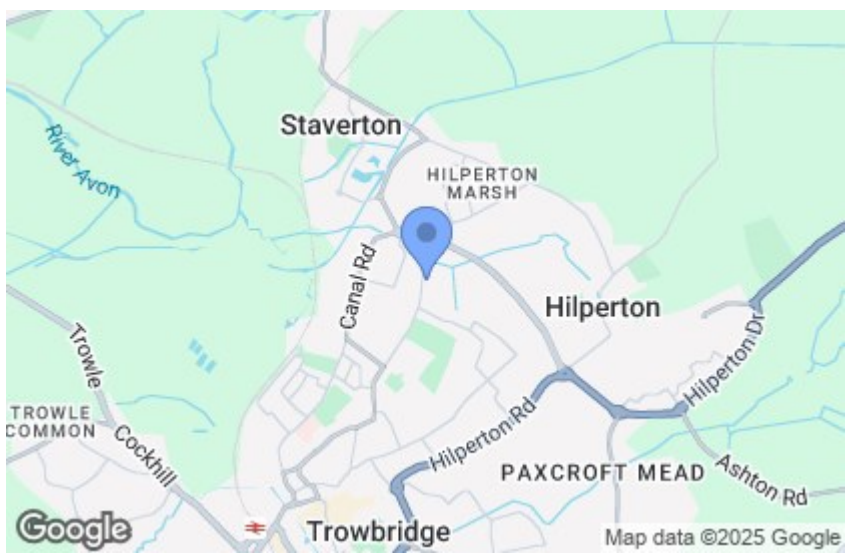
This well kept easterly facing garden is approx. 80' long and is enclosed by wooden fencing and well maintained hedgerow. Benefits include a spacious paved patio area perfect for entertaining, a large well kept lawn, pathway to rear gate allowing access to the garage and parking.

### GARAGE

Found at the rear of the property there is a garage for storage and driveway parking to the front for multiple vehicles.

## ADDITIONAL INFORMATION

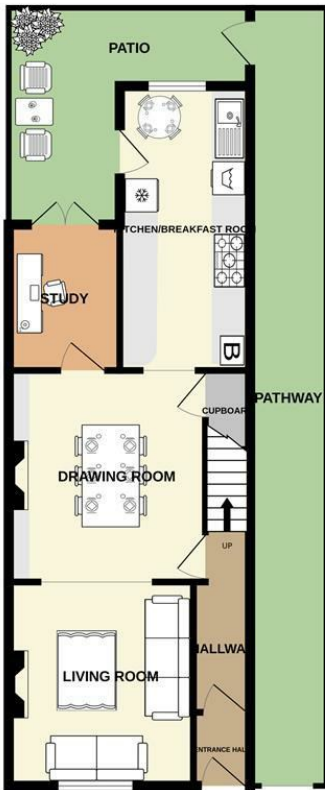
Council Tax Band - C







GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOWN & COUNTRY  
ESTATES  
SALES & MORE  
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  
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR  
216 sq.ft. (20.1 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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