

**TOWN & COUNTRY**  
ESTATES



**Rutland Crescent, Trowbridge, Wiltshire BA14 0NU**

**£280,000**

## LOCATION

The property is conveniently located within walking distance to the Town Centre, the modern cinema and restaurant complex, Schools and Train Station, with direct links to Bath, Bristol and beyond.

## DESCRIPTION

This delightfully eerie three bedroom bay fronted 1930's home is a real treat - modern and beautifully maintained but full of personality with its gothic inspired flair. Extended and much improved, the property is located in a well regarded residential area of Trowbridge. The ground floor accommodation comprises an entrance hall, a bay fronted lounge, spacious kitchen/dining room, family room, utility room and cloakroom toilet. The first floor offers two large double bedrooms, a single bedroom and modern bathroom. Further benefits include uPVC double glazing, gas central heating, a landscaped rear garden and plentiful driveway parking.

## ENTRANCE HALL

You enter the property through a uPVC entrance door with a Upvc double glazed obscure window to the side. There is a radiator, stairs to the first floor, wood effect flooring and doors to the lounge and kitchen/diner.

## LOUNGE

13'5" to bay x 11'6"

The good size yet cosy lounge has a uPVC double glazed bay window to the front, a radiator and a feature fireplace with inset shelving.

## KITCHEN/DINING ROOM

17'1" max x 13'1" max

The hub of this family home, the kitchen/dining room has a window to the rear, a range of high gloss cream matching wall and base units with rolled top work surfaces and attractive brick effect tiled splash backs, inset 1 ½ bowl sink unit with chrome mixer tap, built-in fan assisted electric oven, inset gas hob with extractor and light over, space for an American style fridge/freezer, space for a dishwasher, wood effect flooring and inset ceiling spot lights. The kitchen/diner opens through to the family room, making this the ideal entertaining/family space.

## FAMILY ROOM

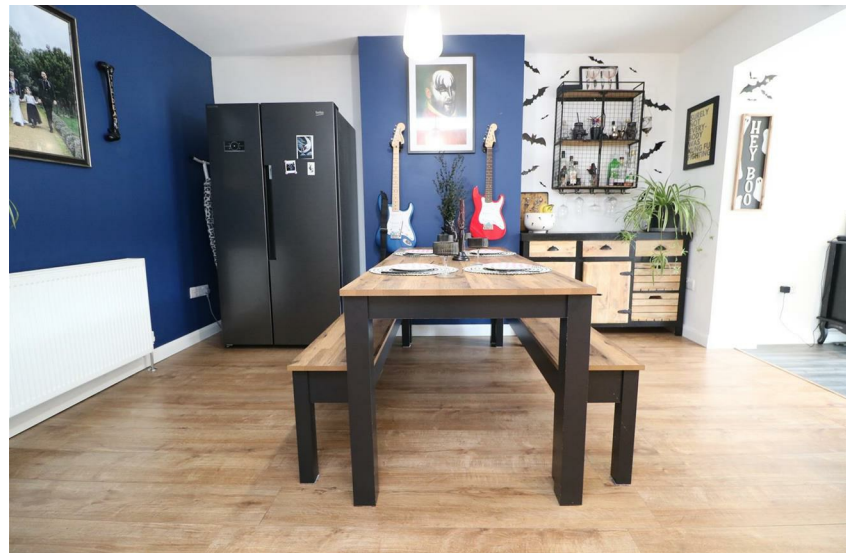
10'6" x 7'10"

The versatile family room extension has uPVC double glazed French doors opening to the garden, a Upvc double glazed window to the rear, wiring for a wall mounted TV, radiator, inset ceiling spot lights and a door to the utility.

## UTILITY

4'7" x 4'7"

There is a window to the side, plumbing for a washing machine, space for tumble dryer, inset ceiling spot lights and a door to the cloakroom.



## CLOAKROOM

This very welcome cloakroom toilet has an obscure glazed window to the rear, WC with inset basin and chrome mixer tap, radiator and inset ceiling spot lights.

## FIRST FLOOR LANDING

There is an obscure window to the side, access to the loft (where the gas boiler (refitted in 2018) is located) and wooden doors to the bedrooms and bathroom, .

## BEDROOM ONE

13'1" x 10'9"

There is a large uPVC double glazed window to the rear, TV point and a radiator.

## BEDROOM TWO

13'5" to bay x 10'9"

There is a uPVC double glazed bay window to the front, a TV point, a radiator and a built in cupboard.

## BEDROOM THREE

8'2" x 5'11"

There is a uPVC double glazed window to the front, a radiator and a TV point.

## FAMILY BATHROOM

There is a uPVC double glazed window to the rear, the modern suite was refitted in 2018 and benefits a panelled bath with chrome mixer, a wall mounted chrome mains shower, attractive tiled splash backs and glazed shower screen, a vanity unit with storage, inset basin with chrome mixer tap and an inset dual flush WC, extractor fan, chrome heated towel rail and inset ceiling spot lights.

## EXTERIOR

### FRONT

With dwarf wall to the front and side, driveway parking, additional gravelled parking and hard standing to the side. A path leads to the front door with storm porch over, outside light and gated access to the rear garden.

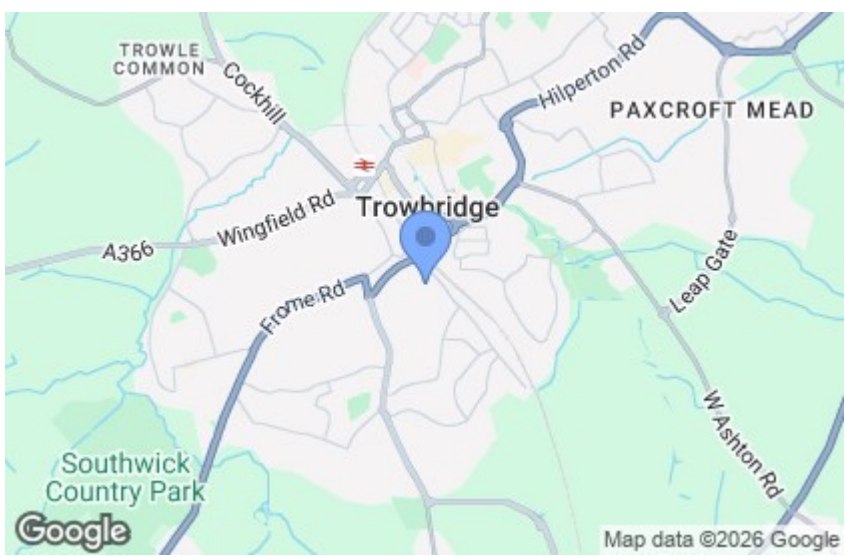
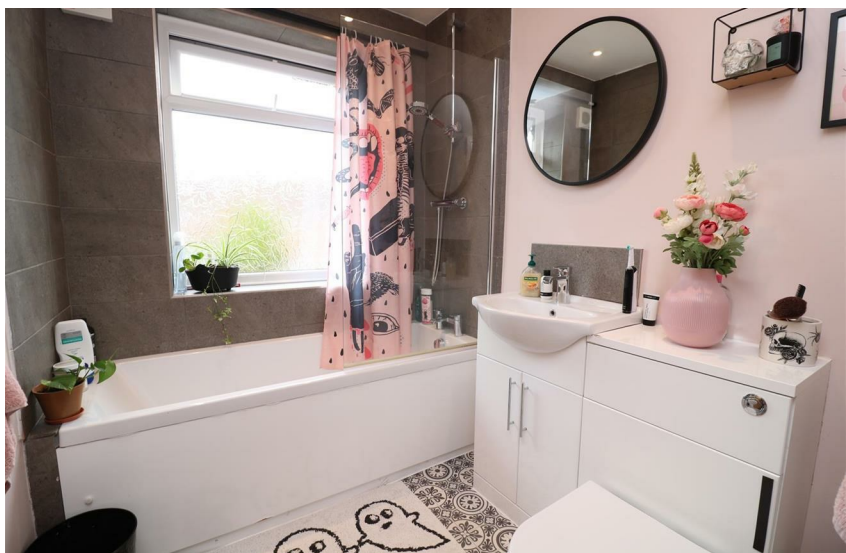
### REAR GARDEN

The good size rear garden is enclosed to all boundaries by wooden fencing. A large paved patio is accessed directly from the family room and leads to a gravelled area, this outside space is the perfect place to entertain. A gate then opens to a further lower enclosed garden with artificial lawn and additional gravelling. There is an outside tap, external power socket and gated access to the front of the property.

## ADDITIONAL INFORMATION

Council Tax Band - C

Notable work completed at the property includes... a refitted kitchen and bathroom (2018), a new boiler and central heating system (2018) and an electrical re-wire (2018).



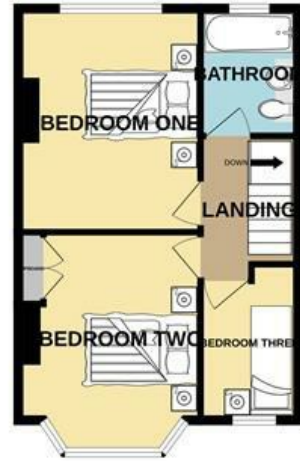




GROUND FLOOR



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  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.1 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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