



38 Westbury Road, Trowbridge, BA14 6AG

£399,950

Welcome to this charming detached house located on Westbury Road on the outskirts of Trowbridge.

This property boasts two reception rooms, perfect for entertaining along with an extended kitchen/breakfast room. With three double bedrooms and two bathrooms, there is ample space for the whole family. One of the standout features of this property is the generous mature garden that backs onto woodland, providing a private setting for outdoor activities and peaceful moments. With space for two vehicles on the driveway and a 26' garage offering plenty of room for storage or could even be converted into a larger workshop or home gym to suit your needs.

Entrance Porch

Double glazed front door, double glazed window to the front, tiled floor and door to the hallway.

Hallway

Stairs to the first floor, door to the lounge and door to the dining room.

Lounge 17'05" x 11'02" (5.31m x 3.40m)



Double glazed bay window to the front, double glazed French doors to the rear leading on to the patio, two radiators, chimney breast with stone surround.

Dining Room 11'01" x 10'10" + bay (3.38m x 3.30m + bay)



Double glazed bay window to the front, radiator and door in to the kitchen/breakfast room.

Kitchen/Breakfast Room 14'01" x 13'01" (4.29m x 3.99m)



Double glazed window to the side, double glazed window to the rear, double glazed stable door to the rear leading in to the garden, radiator, floor mounted oil fired boiler, floor and wall mounted units, island breakfast bar, plumbing for a washing machine, space for a dishwasher, space for a fridge/freezer, Rangemaster cooker with two ovens and grill, induction hob and extractor fan over.



landing

Double glazed window to the rear, airing cupboard, doors to the bedrooms and bathroom.

**Bedroom One 13'03" x 9'11" maximum
(4.04m x 3.02m maximum)**



Double glazed window to the rear, radiator, fitted wardrobes and sliding door to the en suite.



En Suite 6'01" x 3'03" (1.85m x 0.99m)



Double glazed window to the rear, toilet, wash hand basin and shower cubicle.

Bedroom Two 11'03" x 11'03" (3.43m x 3.43m)



Double glazed window to the front, radiator and built in wardrobe.

Bedroom Three 11'03" x 11" (3.43m x 3.35m)



Double glazed windows to the front, radiator and built in wardrobe.

Bathroom



Double glazed window to the rear, P shaped bath with shower screen, toilet, wash hand basin with vanity storage, radiator and towel radiator.

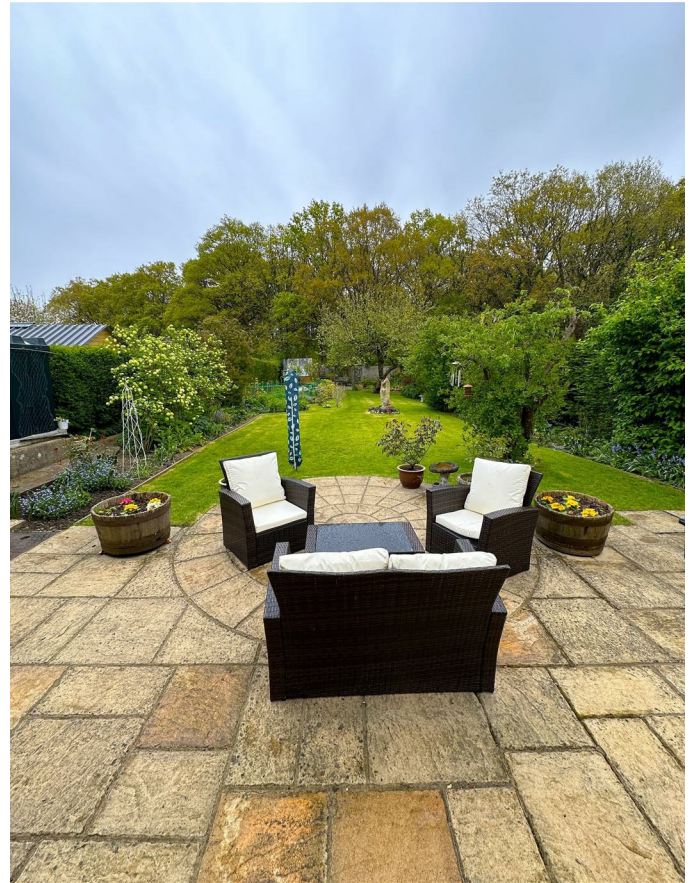
Garage 26' x 9'09" (7.92m x 2.97m)

Up and over door to the front, door to the garden, double door to the work shop, power and light.

Workshop / Store 9'06" x 7'05" (2.90m x 2.26m)

Double glazed window to the rear, door to the side, double doors to garage, power and light.

Garden



Backing on to Clanger Woods, generous in size, laid predominantly to lawn with a wide range of well stocked borders, fruit trees, shrubs, patio spaces, potting shed and vegetable plots. There is gated access to the front of the property, pathway from top to bottom, doors in to the store and garage and outside tap.





Driveway

Parking side by side for two cars.

Tenure

We are advised by the .GOV website that the property is Freehold.

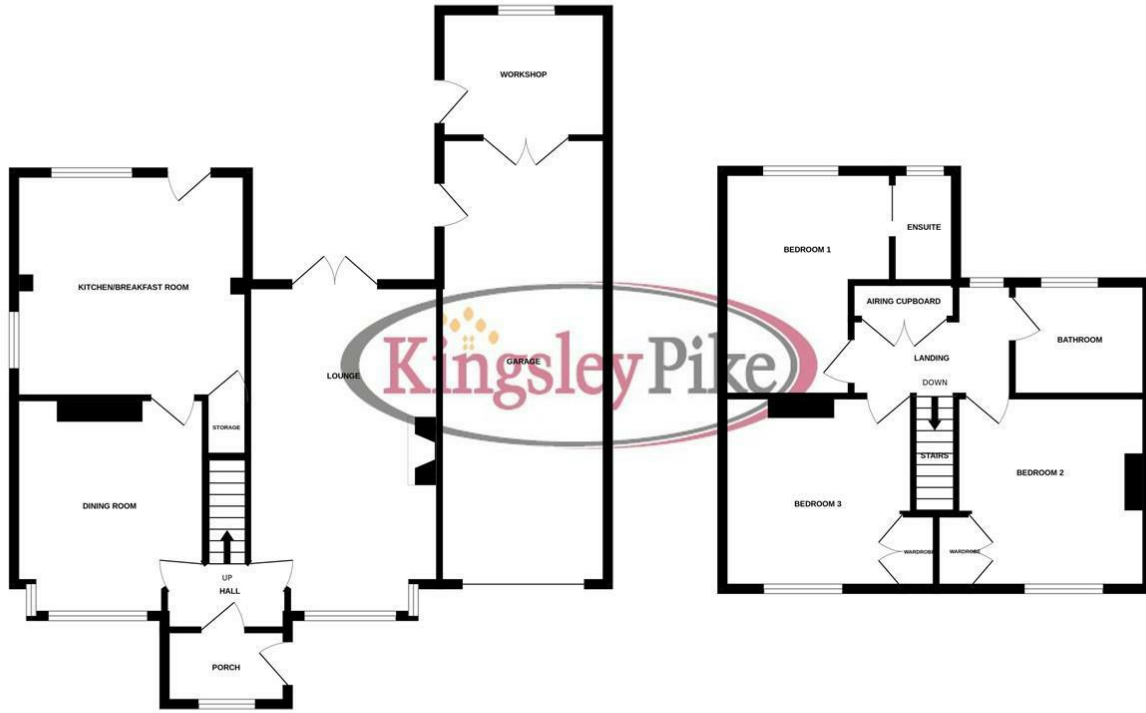
Council Tax

We are advised by the .GOV website that the property is Band D.

Floor Plan

GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.

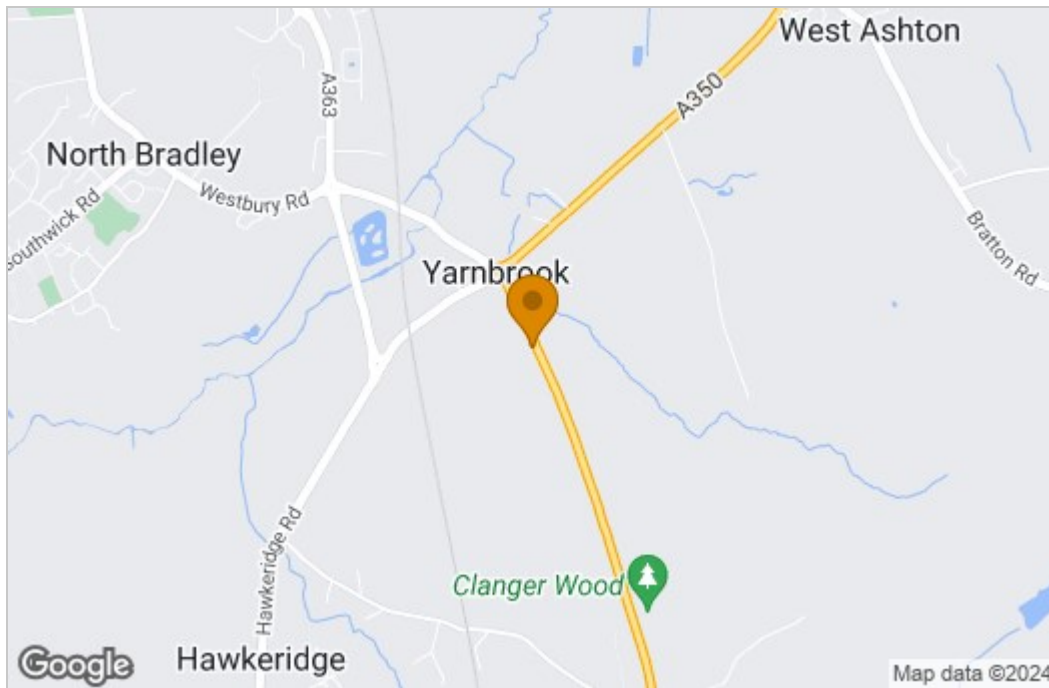


3 BEDROOM DETACHED HOUSE

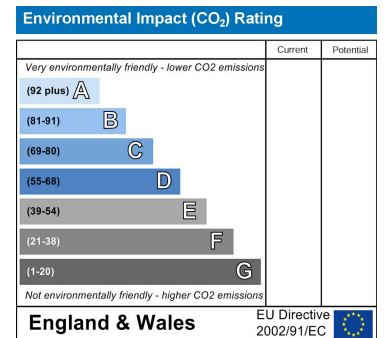
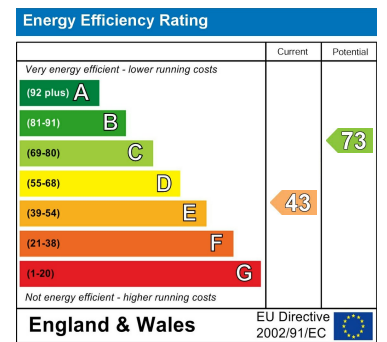
TOTAL FLOOR AREA: 1432 sq.ft. (133.0 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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