



📍 278 Frome Road, Trowbridge, BA14 0DT

🔗 Offers In Excess Of £440,000

A well presented three bedroom, three reception room, two bathroom, modern home sat within a large plot including spacious rear garden, large driveway and detached double garage situated on the outskirts of town.

- Detached House
- Well Presented
- Three Bedrooms
- Three Reception Rooms
- Well Sized Kitchen/Diner
- Entrance Porch and Cloakroom
- Study
- Private and Large Garden
- Detached Double Garage and Large Driveway
- Close to Schools and Amenities

🏠 Freehold

🏠 EPC Rating C



This well presented two storey, detached house is sat within a large plot offering a large rear garden, detached double garage and driveway parking for a number of vehicles. Within walking distance is a shop, public house, Wiltshire College and the popular Southwick Country Park.

The property offers excellent accommodation over two floors comprising; entrance proch and cloakroom which leads to the entrance hall. Leading off the entrance hall is a study and the beautifully proportioned kitchen/diner. The kitchen has been designed with sleek units sat below a granite work surface. Integrated appliances include a dishwasher and there is a range style cooker and space for a large fridge/freezer. There is ample space for a dining table and adding to the appeal of the space are the bi-fold doors opening to the garden. In addition to the kitchen is a well appointed family room as well as the formal sitting room featuring a central fireplace. The first floor has three bedrooms with the principle bedroom offering an en-suite shower room as well as fitted cupboards. The bathroom has been tastefully finished with a modern suite.

Externally there is a spacious rear garden mainly laid to lawn, there is a large patio leading off the kitchen and the family room creating a lovely space for outside dining.

To the front of the house is extensive driveway parking as well as a detached double garage.

Situation

Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools and a campus for Wiltshire College. The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

Property Information

Council Tax Band; E

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



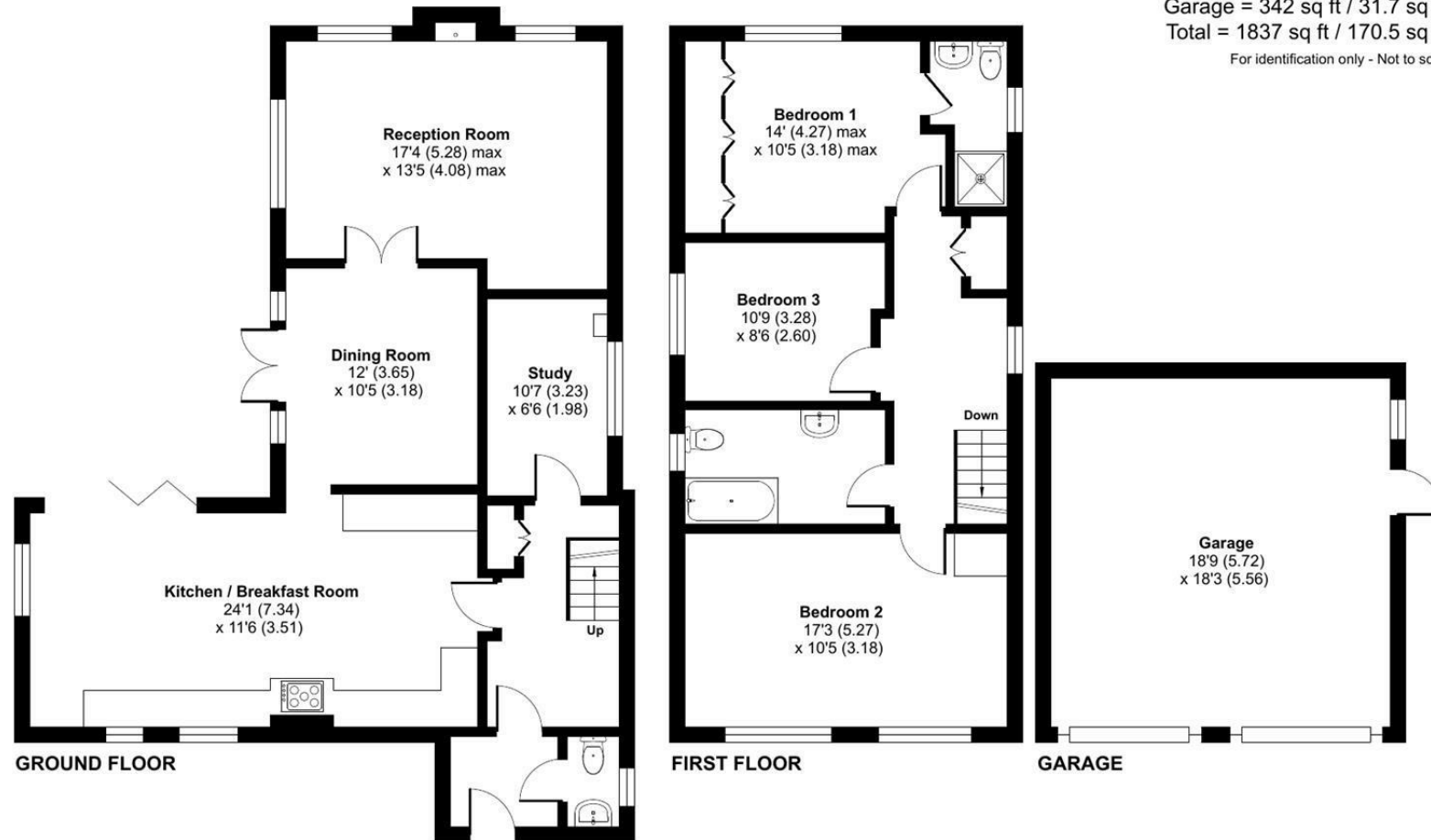
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Approximate Area = 1495 sq ft / 138.8 sq m

Garage = 342 sq ft / 31.7 sq m

Total = 1837 sq ft / 170.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1279128

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