



📍 15 Crawley Crescent, Trowbridge, Wiltshire, BA14 9SW

🏠 £375,000

An extended and well presented, four bedroom, two reception room, two bathroom, semi detached, family house with good sized, level rear garden, larger than average garage and ample driveway parking, which is situated on the popular Broadmead/Walwayne Court development.

- Extended, Semi Detached, Family House
 - Four Bedrooms, Two Reception Rooms
 - Bathroom & En Suite Shower Room
 - Modern Kitchen/Breakfast Room
 - Well Presented Throughout
 - UPVC Double Glazing & Gas Central Heating
 - Large, Private, Rear Garden
 - Larger Than Average Garage & Ample Driveway Parking
 - Popular Location, On The Bradford On Avon Side Of The Town
 - Walking Distance To Schools & Train Station
- 🏠 Freehold

🏠 EPC Rating C



An extended and well presented, semi detached, family house with good sized, level rear garden, larger than average garage and ample driveway parking, which is situated on the popular Broadmead/Walwayne Court development.

The property offers generously proportioned accommodation over two floors comprising; entrance vestibule, hall, sitting room, dining with French doors opening onto the garden, open plan to a good sized kitchen/breakfast room with modern units, some integrated appliances and French doors opening onto the garden, large 21' principle bedroom with en suite shower room, three further bedrooms and a bathroom with white suite.

Externally there is a small garden to the front, path to the side and gated access to the rear. One of the outstanding features of the property is the large rear garden which is predominately lawned with a paved patio seating area. The garden is well enclosed and enjoys a great deal of privacy as there are mature trees and green space beyond the back fence.

Integral, single garage (16'10" x 10'3") with power, lighting, electric, remote controlled, garage door and block paved driveway in front for two cars.

The property further benefits from UPVC double glazing (fitted in 2022), gas central heating (boiler replaced in 2024) and electric roller garage door (fitted in 2022).

Situation

The Broadmead/Walwayne Court development is situated on the western side of Trowbridge, which is the County town of Wiltshire. The town offers 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. 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; C

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



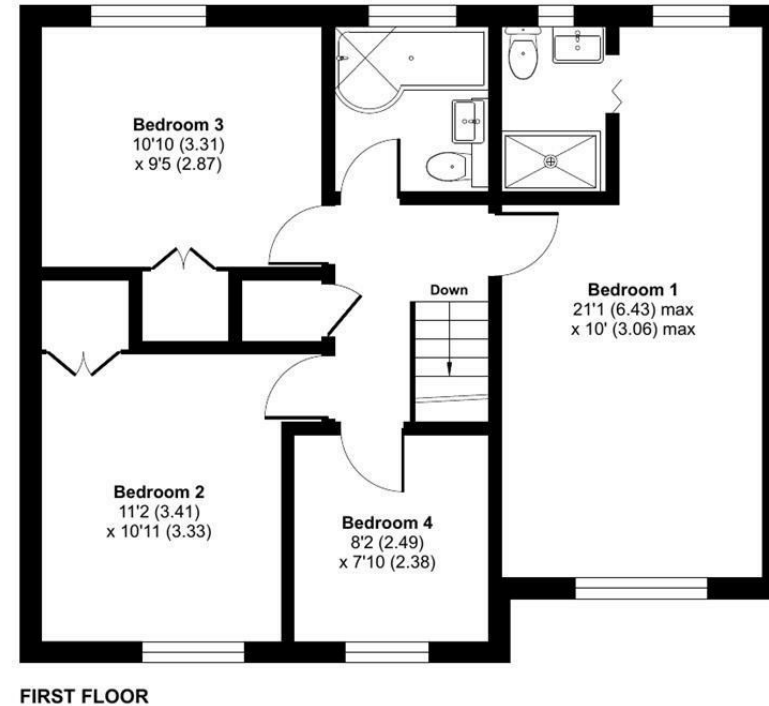
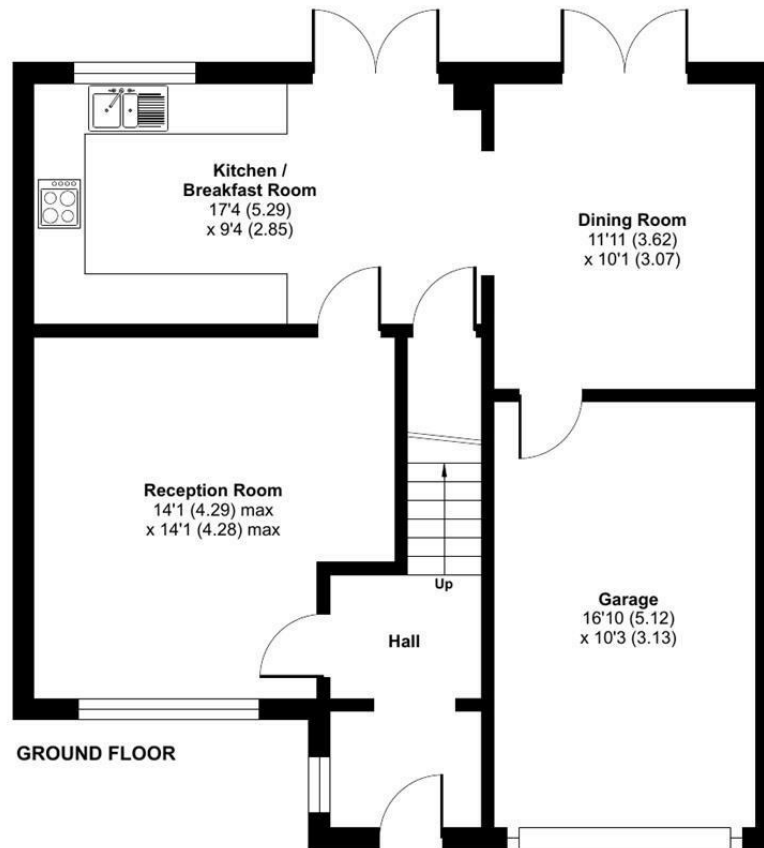
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Approximate Area = 1218 sq ft / 113.1 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1386 sq ft / 128.7 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). © nitchcom 2025. Produced for Strakers. REF: 1314031

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