



📍 10 Clarendon Avenue, Trowbridge, BA14 7BN

🏠 Guide Price £485,000

In this highly desirable address within the town, this smart semi-detached family home is well situated and presented to the highest standard as well as offering a superb rear garden and ample off street parking to the front.

- Beautifully Presented
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Rear Garden
- Off Street Parking
- Garage
- Kitchen/Diner
- Semi-Detached
- Popular Residential Address

🏠 Freehold

🏠 EPC Rating D



Situated on one of the area's most sought-after streets, this impressive semi-detached four-bedroom family home has been finished to a high standard throughout.

Upon entering, you are welcomed into a spacious entrance hall that leads to a stylish living room featuring a bay window and an elegant Victorian-style decorative fireplace. To the rear of the house, the luxurious kitchen/dining area features double doors that open onto a charming garden. The kitchen is elegantly appointed with contemporary cabinetry, polished granite worktops, and designated spaces for appliances. A particularly unique feature of the property is the snug/home office, accessed via a cleverly concealed bookcase from the ever-practical utility room with integrated dishwasher. This versatile space also has double doors to the garden and direct access to the garage.

Upstairs, you'll find four well-proportioned bedrooms. The principal bedroom is especially spacious, enjoying a dual aspect and ample room for wardrobes and additional furniture. There are two bathrooms on this floor—one with a shower cubicle, WC, and basin, and the other featuring a P-shaped bath with shower attachment and shower screen. Both are tastefully finished with white fittings.

Externally, the property offers a driveway providing parking for several cars, along with a garage. The front garden includes a lawn area and side access to the rear garden. At the back, the garden is well stocked with a variety of mature shrubs and plants. A patio area provides an ideal spot for outdoor dining and entertaining, while a workshop/shed sits at the end of the garden, offering excellent additional storage or hobby space.

Situation

Clarendon Avenue is a highly sought-after road located on the popular West Ashton side of Trowbridge. A footpath opposite the property provides direct access to Biss Meadows Nature Reserve, which leads on to the Town Park. Trowbridge, the county town of Wiltshire, offers a wide range of retail, commercial, and leisure facilities. A new leisure centre—featuring a swimming pool and gym—is currently under construction within walking distance of the property. The railway station, a 10-minute walk away, offers regular services to Bath and Bristol to the northwest, and Salisbury and Southampton to the south. For direct trains to London, Westbury station is approximately a 15-minute drive. The A350 and A36 are both easily accessible from Trowbridge, while Junction 17 of the M4 motorway can be reached in around 30 minutes. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles), and Swindon (20 miles).

Property Information

Council Tax Band; D

EPC Rating; D

Freehold

Mains Services

Gas Fired Central Heating



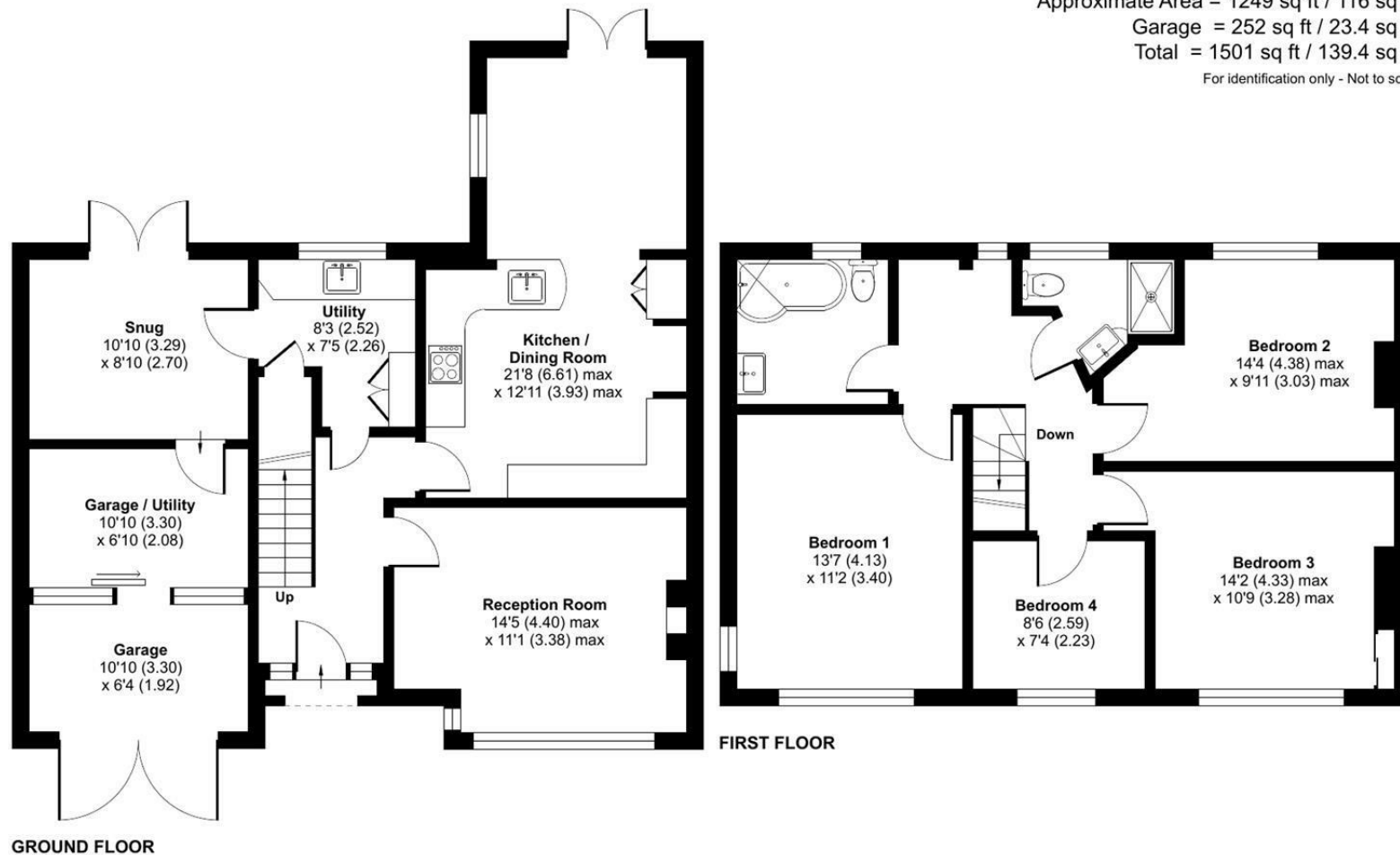
Clarendon Avenue, Trowbridge, BA14

Approximate Area = 1249 sq ft / 116 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 1501 sq ft / 139.4 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: 1333867

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