



Connells

Langford Road  
Trowbridge





### Property Description

Within walking distance of Town Centre, Trowbridge Hospital & Health Centre, is this End Terrace FOUR Bedroom Family Home.

The property offers a flexible / versatile option as has a downstairs bedroom with ensuite - ideal for a carer / nanny or a family member who isn't able to access the first floor.

Accommodation comprises Entrance Porch, Entrance Hall, Lounge, Kitchen, Conservatory, Bedroom, En Suite whilst to the first floor there are Three Bedrooms & Family Bathroom. Outside there is an Enclosed Garden to the Rear with side gated access to the Front, where is Off Road Parking.

### Entrance Porch

Door to front aspect & window to side. Door to Entrance Hall.

### Entrance Hall

With door from entrance porch. Area for coats. Stairs to first floor. Door to Lounge.

### Lounge

13' 8" max x 13' 8" max ( 4.17m max x 4.17m max )

Window to front aspect. Laminate flooring. Radiator. Open access to Kitchen.

### Kitchen

14' 1" max x 9' 9" max ( 4.29m max x 2.97m max )

Double doors lead to Conservatory. Door to Bedroom Three. Comprising a range of wall and base units with work surfaces over. Further work surface provides eating / seating area. Glass fronted display wall units. Splashback tiling. Inset sink and drainer. Built in oven and inset hob with cookerhood over. Space for under counter appliances. Tiled flooring. Radiator.

### Conservatory

15' 6" max x 10' 9" max ( 4.72m max x 3.28m max )

Doors and windows to rear overlooking and leading to garden. Laminate flooring.

### Bedroom Three

12' max x 6' 5" max ( 3.66m max x 1.96m max )

Window to side aspect. Radiator.

### Shower Room

Obscure window. Three piece shower room comprising corner shower cubicle, wash hand basin & low level wc. Part tiled walls. Tiled floor.

### First Floor Landing

With stairs rising from Entrance Hall. Window to side. Loft access. Doors to Bedrooms One, Two & Four and Bathroom.

### Bedroom One

12' 7" max x 8' 11" max ( 3.84m max x 2.72m max )

Window to front aspect. Integrated wardrobe.

### Bedroom Two

12' 7" max x 9' 9" max ( 3.84m max x 2.97m max )

Window to rear aspect.

### Bedroom Four

9' 8" max x 6' 6" max ( 2.95m max x 1.98m max )

Window to front aspect.

## Bathroom

Obscure window. Three piece suite comprising bath with mixer shower / bath taps, vanity unit with inset basin and storage under and low level wc. Splashback tiling, Tiled effect flooring.

## Front Garden

To the front there is paving off road parking for two vehicles.

## Rear Garden

Enclosed by fencing. Laid to lawn with decked area from Conservatroy. Path & gate to the side leads to the front. Gravelled area. Wooden planters with selection of shrubs and plants. Garden shed - currently being utilised as a gym.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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