



**Connells**

Cuckoo Walk  
Trowbridge



### Property Description

Connells are delighted to bring to the market this Detached Double Fronted Family Home on the outskirts of Trowbridge towards West Ashton.

The property is beautifully presented throughout and comprises Dual Aspect Lounge & Kitchen / Dining Room, Cloakroom to the Ground Floor whilst the First Floor, there is Galleried Landing, Three Bedrooms - one with En Suite & Family Bathroom.

Outside there is a Garden to the Front & Enclosed Garden at the Rear along with access to Single Garage.

This would make a superb family home and with that in mind, we highly recommend an early viewing.

### Entrance Hall

Door to front aspect. Stairs rising to galleried first floor landing. Radiator. Doors to Cloakroom, Lounge & Kitchen / Dining Room.

### Cloakroom

Suite comprising wash hand basin and low level wc. Radiator. Splashback tiling.

### Lounge

16' max x 10' inc to 14' into alcove ( 4.88m max x 3.05m inc to 14' into alcove )

Dual aspect room with window to front and doors to rear, leading out to garden. Two radiators.

### Kitchen

17' 6" x 9' 5" plus 3'6 into recess ( 5.33m x 2.87m plus 3'6 into recess )

Dual aspect room with window to front aspect & doors to rear, leading out to garden. Comprising a modern comprehensive range of wall, base & drawer units with work surfaces and splashback tiling. Inset sink and drainer unit. Built in oven and inset hob with cookerhood over. Integrated dishwasher & fridge freezer. Wall mounted gas fired boiler serving heating and hot water system. Area for table & chairs. Radiator.

### First Floor Landing

With stairs rising from Entrance Hall. Window to rear. Loft access. Airing cupboard. Radiator. Doors to Bedrooms & Bathroom.

### Bedroom One

16' x 10' 1" ( 4.88m x 3.07m )

Window to front aspect. Radiator. Door to En Suite.

Cont'd...

## En Suite

Obscure window to rear. Suite comprising walk in shower cubicle, wash hand basin and low level wc. Extractor fan. Radiator.

## Bedroom Two

9' 9" x 9' 5" ( 2.97m x 2.87m )

Window to front aspect. Fitted wardrobes. Radiator.

## Bedroom Three

9' 5" x 5' 11" ( 2.87m x 1.80m )

Window to rear. Radiator.

## Family Bathroom

Obscure window to front. Suite comprising bath with wall mounted shower over, wash hand basin & low level wc. Radiator. Extractor fan.

## Front Garden

Laid to gravel with a selection of trees, shrubs and areas for planters. Paved path to front entrance & continues to side providing gated access to the rear.

## Rear Garden

Enclosed by fencing to boundary with gate leading out to driveway. Selection of trees planted on the outer border which will provide a degree of screening & privacy. The garden is mainly laid to lawn with a good size paved patio - great for entertaining. Path to side leads to gated access to the front.

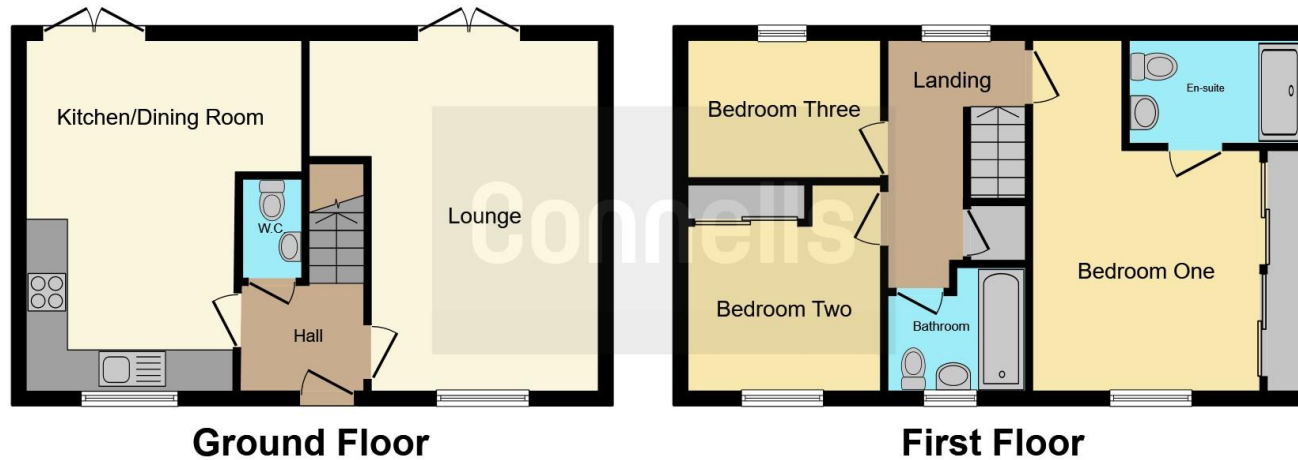
## Garage

Single garage with up and over door. Driveway parking to the front. Gated access to rear garden.









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

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
 TROWBRIDGE BA14 8HA

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWB306889](http://connells.co.uk/Property/TWB306889)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWB306889 - 0005