



**Connells**

Lamplighters Walk  
Trowbridge



## Property Description

Modern Style Mid Terrace Family Home located on a popular development on County Way, Trowbridge. The property offers good access to primary schools, secondary schools & Trowbridge College aswell as Town Centre & Trowbridge Railway.

The property is well presented throughout and an early viewing is strongly recommended.

Accommodation comprises Entrance Hall, Cloakroom, Kitchen, Lounge / Diner, Three Bedrooms & Family Bathroom.

Outside there is an Enclosed Low Maintenance Garden to the Rear and Two Allocated Parking Spaces.

## Entrance Hall

Double glazed door to front aspect. Doors to Cloakroom, Lounge and open access to Kitchen. Stairs to First Floor. Radiator.

## Cloakroom

Obscure double glazed window to front. Suite comprising low level wc and wash hand basin. Radiator

## Kitchen

Double glazed window to front aspect, overlooking green & children's play area. Modern fitted kitchen comprising wall, base & drawer units with work surfaces and part tiled walls. Inset stainless steel sink and drainer. Built in oven and inset hob with cookerhood over. Space for under counter appliances. Integrated fridge freezer.

## Lounge

15' 3" max x 14' 7" max ( 4.65m max x 4.45m max )

With double glazed french door and window to rear aspect, overlooking and leading to rear garden. Understairs storage cupboard. TV & telephone points. Two radiators

## First Floor Landing

With stairs rising from Entrance Hall. Built airing cupboard. Loft access. Radiator. Doors to Bedrooms & Bathroom.

## Bedroom One

11' 1" max x 8' 1" max ( 3.38m max x 2.46m max )

Double glazed window to front aspect, overlooking green & children's play area. Radiator.

Cont'd.....

## Bedroom Two

13' 9" x 8' 1" ( 4.19m x 2.46m )

Double glazed window to rear aspect, overlooking garden. Radiator.

## Bedroom Three

7' 2" x 6' 3" ( 2.18m x 1.91m )

Double glazed window to front aspect, overlooking green & children's play area. Radiator.

## Family Bathroom

Obscure double glazed window. Suite comprising panel enclosed bath with wall mounted shower over and screen to side, wash hand basin and low level wc. Radiator / towel rail. Part tiled walls. Extractor fan.

## Front Garden

Laid to gravel. Step to front entrance door with canopy over.

## Rear Garden

Enclosed by fencing. Laid to decking & lawn. Paved path to gated pedestrian access on the right at the end of the garden.

## Parking

Two allocated parking space in residents parking area.

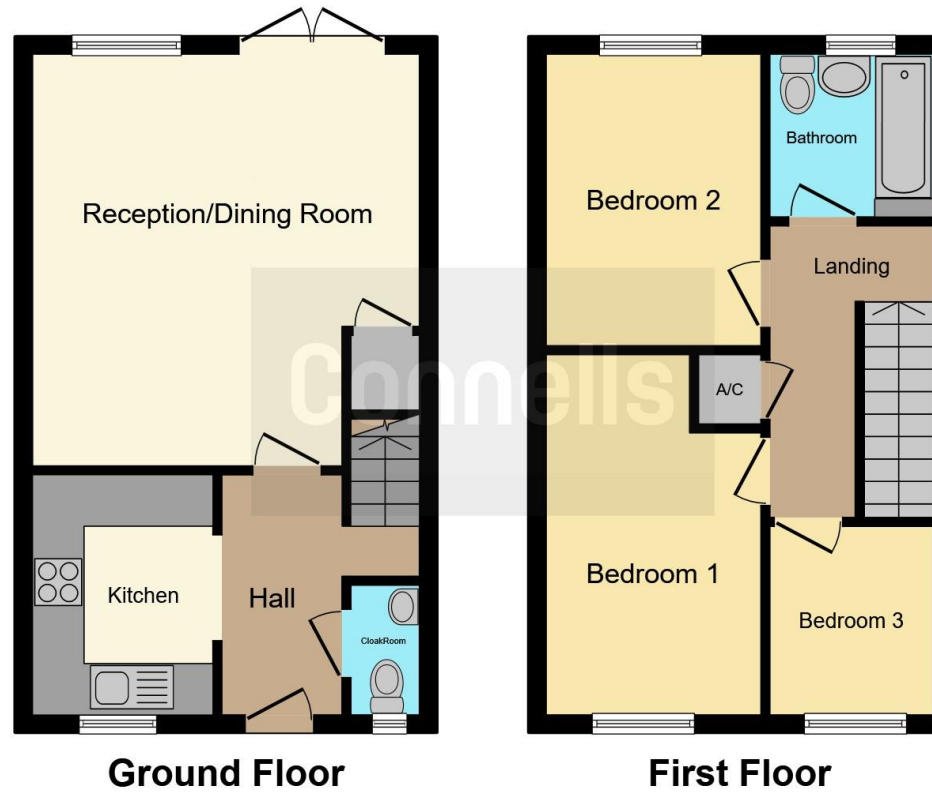
## Agents Note

Carpets & boiler updated 6 months ago.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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