





# Warbler Close Trowbridge BA14 9TY

for sale offers in excess of  
**£550,000**



## Property Description

Connells are delighted to bring to the market this Substantial Detached Family Home in a sought after & popular area of Trowbridge, Tucked away in an off shoot from the main cul de sac the property benefits from a large ground floor side extension aswell as conversion of the original garage and now offers flexible / versatile accommodation as there is a shower room and reception / bedroom to the ground floor.

The property sits on a generous plot with ample outdoor space at the front and rear and is presented to a high standard throughout.

Accommodation comprises Entrance Hall, 30' Dual Aspect Lounge, 25' Kitchen / Diner, Reception Room, Shower Room to the Ground Floor whilst to the First Floor there are Three Bedrooms - One with En Suite & Family Bathroom.

There is planning permission granted to extend to provide two further bedrooms, en suites, dressing rooms & study area [plans available to view].

Outside the property has Gardens to the Front & Rear aswell as Detached Garage with Parking.

## Entrance

Door and adjacent full drop windows to front aspect with canopy over.

## Entrance Hall

Spacious entrance hall with stairs rising to first floor landing. Built in storage cupboard. Underfloor heating. Window to front. Access to Lounge, Family Room, Shower Room & Kitchen / Breakfast Room.

## Shower Room

Suite comprising walk in shower cubicle, work surface with inset wash hand basin & low level wc. Splashback tiling. Underfloor heating.

## Lounge

25' 10" max x 15' 9" max ( 7.87m max x 4.80m max )

Generous double aspect room with windows to front and bi fold doors to the rear, opening into rear garden. Ceiling spotlights. Underfloor heating. TV point.

## Family Room

16' 2" max x 8' 11" max ( 4.93m max x 2.72m max )

Square bay window to the front aspect, overlooking garden & driveway. Radiator. Air conditioning.

## Kitchen / Dining Room

25' 11" max x 10' 2" max ( 7.90m max x 3.10m max )

Good size room with two windows and patio doors to rear, allowing lots of daylight in and to enjoy the enclosed & private garden. Comprising a comprehensive range of wall, base & drawer units offering ample storage with work surfaces and splashback tiling.

.....Inset sink and drainer. Built in eye level double oven and inset hob with cookerhood over. Inset ceiling downlights. Built storage / larder cupboard. Space for table and chairs. Underfloor heating.

## First Floor Landing

With stairs rising from Entrance Hall. Loft access. Built in storage / airing cupboard. Doors to Bedrooms & Family Bathroom.

## Bedroom One

10' 8" max x 10' 8" max ( 3.25m max x 3.25m max )

Window to rear, overlooking garden. Access to En Suite.

## En Suite

Window to side. Suite comprising walk in shower cubicle, ample built in storage and wash hand basin, low level wc. Splashback tiling.

## Bedroom Two

9' 9" max x 9' 4" max inc recess ( 2.97m max x 2.84m max inc recess )

Window to front aspect.

## Bedroom Three

6' 6" max x 5' 5" max ( 1.98m max x 1.65m max )

Window to front aspect. Overstairs cupboard.

## Family Bathroom

Obscure window to rear. Suite comprising bath, wash hand basin and low level wc. Part tiled walls.

## Front Garden

Area laid to lawn with selection of mature shrubs. Block paved driveway leads to the detached single garage and onto front entrance. Side gated access to rear.

## Detached Garage

Up and over door to front. Further electric power source which can be adapted for EV car charging. Ample off road parking to the front & side.

## Rear Garden

Enclosed garden to the rear. Mainly laid to lawn with large patio area. Decked area. Selection of mature shrubs. Outdoor power point. Solar lights.

## Agents Note

We have been advised by the current vendors that planning permission has been granted to further extend the property.

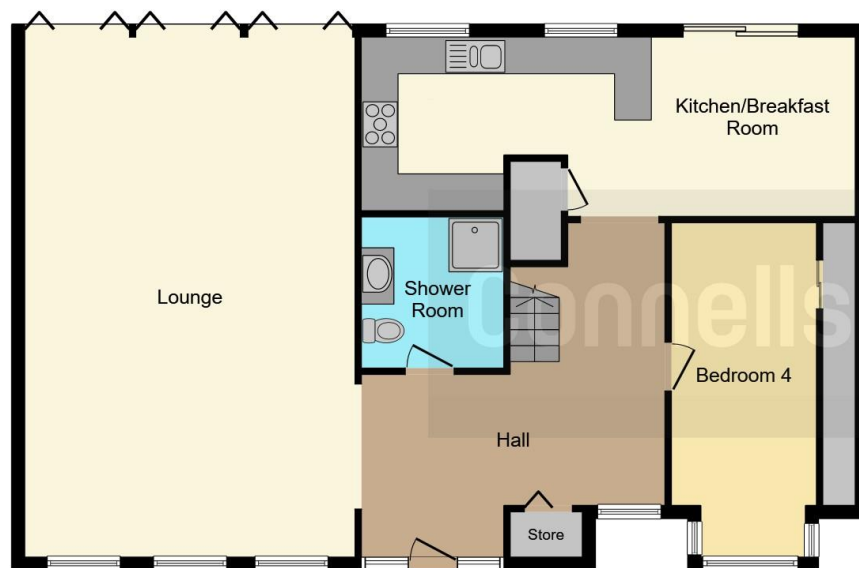




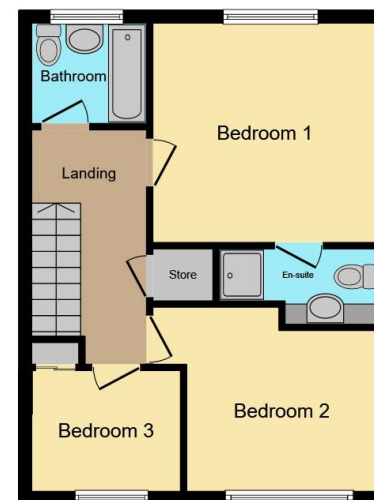








**Ground Floor**



**First Floor**

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)

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**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/TWB307112](http://connells.co.uk/Property/TWB307112)



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