



Connells

Westbourne Road
Trowbridge, Wilts



Property Description

Connells are delighted to be to the market this End Terrace Family Home in a favoured area of Trowbridge, not far from Town Centre & Trowbridge Railway.

The town centre itself offers shops, bars & eateries and Odeon Cinema Complex with a new Leisure Complex getting underway next month.

There are Two Good Secondary Schools within walking distance as well as a Primary School, St Johns RC Church & Drs Surgery.

The property offers versatile living as been significantly extended and improved and accommodation is over three floors, with a bathroom on each floor whilst still retaining some garden space at the rear.

Situated on the Wingfield side of Trowbridge and benefits from good access to A36, this property would be ideal if you need to commute to Bath and beyond.

In our opinion an early viewing is highly advised in order to appreciate & secure.....

Entrance

Door to front aspect. Door to Inner Hall.

Entrance Hall

With stairs rising upto landing. Window to side aspect. Understairs storage cupboard. Doors to Living Room, Family Room & Kitchen.

Living Room

11' 8" max x 11' 7" max (3.56m max x 3.53m max)

Window to front aspect. Fire place. Radiator. Sliding doors to Living Room / Family Room,

Living Room / Family Room

10' 1" max x 13' 10" max (3.07m max x 4.22m max)

Door opens to rear courtyard area. Fire place. Radiator.

Kitchen

10' 6" max x 10' 2" max (3.20m max x 3.10m max)

Window to both sides of kitchen. Comprising a range of wall, base & drawer units with work surfaces over & splashback tiling. Inset one and half bowl sink and drainer unit. Space for freestanding cooker with cookerhood over. Space for further appliances. Underfloor heating. Door to Utility Room.

Utility Room

Base units with work surfaces over. Inset sink and drainer. Space for appliances. Door to Lobby.

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Lobby

Doors to Cloakroom & Dining Room / Bedroom. Storage cupboard.

Wet Room

Window to side aspect. Suite comprising shower area, low level wc & wash hand basin. Radiator.

Dining Room / Bedroom Five

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

French doors opening to garden. Multi functional room which lends itself to a family room, sun room, dining room or bedroom as there is a wet room next door. Radiator.

First Floor Landing

With stairs rising from Entrance Hall. Window to side aspect. Doors to Bedrooms Two, Three, Study / Bedroom Four & Family Bathroom. Stairs upto Second Floor.

Bedroom Two

14' 4" max x 12' max (4.37m max x 3.66m max)

Window to front aspect. Radiator. Built in storage cupboards.

Bedroom Three

13' 2" max x 9' 4" max (4.01m max x 2.84m max)

Window to rear aspect, looking over the garden. Radiator. Built in storage.

Bedroom Four / Study

7' 3" max x 6' 7" max (2.21m max x 2.01m max)

Window to side aspect. Radiator.

Family Bathroom

Obscure window to rear. Four piece suite comprising bath with mixer tap / shower attachment, separate shower cubicle, pedestal wash hand basin, low level wc. Built in airing cupboard. Radiator. Splashback tiling.

Second Floor Landing

With stairs form First Floor Landing. Door to Bedroom One.

Bedroom One

11' 2" max x 9' 6" max (3.40m max x 2.90m max)

Velux windows in which to take in views across the rooftops of Trowbridge. Built in storage. Radiator. Doors to En Suite & Dressing Area.

En Suite

Velux window. Walk in corner shower cubicle, low level wc & built in storage with work surface over with inset basin. Splashback tiling. Radiator.

Walk In Wardrobe

Velux window.

Front Garden

Low level wall to boundary with gate. Path to front door which continues at the side leading to gated access to the rear garden.

Rear Garden

Enclosed by fencing & brick wall. Laid to paving - ideal for sitting out. Two sheds. Gate & path leads to the front.









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

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWB306475



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