





Property Description

Connells are delighted to offer this Brand New Detached FOUR Bedroom Family Home on the Southwick side of Trowbridge.

The property is on the edge of an established development, with regular bus routes into town and less than a mile to the train station with good connections to Bath, Bristol & London.

Accommodation comprises Entrance Hall, Dual Aspect Lounge, Kitchen / Dining Room, Cloakroom, Bedrooms, En Suite & Family Bathroom.

Outside the property has a sizeable south facing private plot, enclosed by fencing with lawn, mature trees & patio. The property can be accessed by a two car driveway and modern frontage.

Outside the property is afforded a sizeable plot, enclosed by fencing with lawn, patio & driveway parking.

This is a new build property and comes with a 6 year professional construction certificate [warranty].

Viewing highly recommended.

Entrance Porch

Door to front. Door to Entrance Hall.

Entrance Hall

Impressive entrance hall with vaulted ceiling & picture window to the front. Stairs up to first floor with wooden banisters & balustrades. Understairs cloaks cupboard. Doors to Dual Aspect Lounge, Kitchen / Dining Room & Cloakroom.

Lounge

23' 7" max, into bays x 13' 5" (7.19m max, into bays x 4.09m)

Large dual aspect living area with square bay windows to both front and rear, overlooking garden. Two radiators. Engineered oak flooring.

Kitchen / Dining Room

21' 4" max x 23' 7" max (6.50m max x 7.19m max)

Dual aspect room with window to front, french & bi-fold doors to rear, opening onto rear garden. Modern fitted kitchen comprising base units with Quartz work surfaces over which includes a peninsula at the end for seating / eating. Inset sink and drainer. Built in oven and inset hob with extractor over. Open access to Dining Area & Family Area. Door to Utility Room. Two radiators.

Utility Room

5' 3" max x 6' 6" max (1.60m max x 1.98m max)

Area for washing appliances and American style fridge / freezer. Further area for storage.

Cloakroom

Suite comprising low level wc & wash hand basin.

First Floor Landing

Stairs form Entrance Hall. Window to side. Doors to Bedrooms & Family Bathroom.

Bedroom One

13' 11" max x 13' 7" max (4.24m max x 4.14m max)

Window to rear aspect, overlooking garden. Radiator. Door to En Suite.

En Suite

Obscure window to front. Modern suite comprising walk in shower enclosure, wash hand basin & low level wc. Marble style splashback tiling. Radiator.

Bedroom Two

13' 5" max x 11' 6" max (4.09m max x 3.51m max)

Square bay to rear overlooking garden. Radiator.

Bedroom Three

13' 5" max x 11' 9" max (4.09m max x 3.58m max)

Square bay window to front. Radiator.

Bedroom Four

10' 4" max x 7' 5" max (3.15m max x 2.26m max)

Window to rear aspect. Radiator.

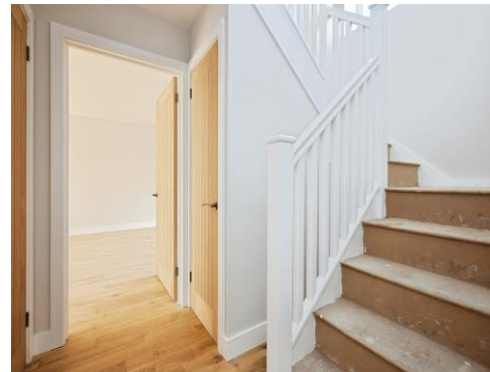
Family Bathroom

Obscure window to the front. Four piece suite comprising panel enclosed bath, separate walk in shower, wash hand basin and low level wc. Splashback tiling. Radiator. Access to loft which has ample storage.

Outside & Gardens

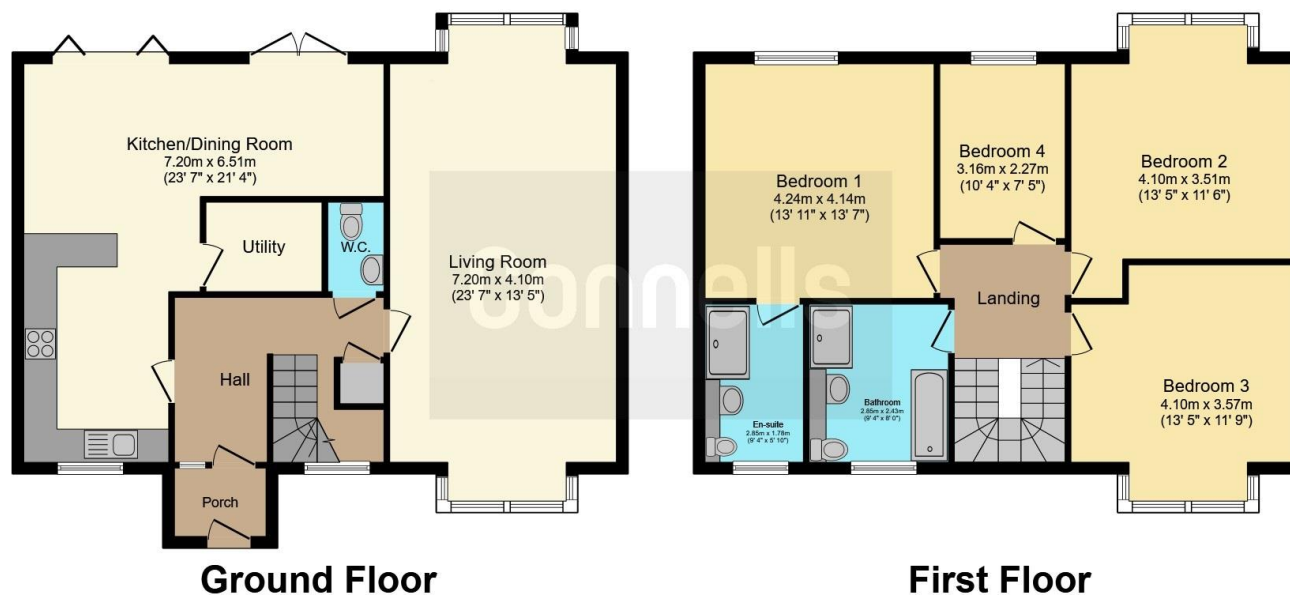
Approached by a driveway for two vehicles and large flower bedding surrounding the property. The property occupies a generous plot with high hedges on a secluded corner.

To the rear, there is a south facing area laid to lawn with mature trees and stone patio area adjoining the property









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

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307379



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