



Connells

Yarnbrook Gardens
TROWBRIDGE



Property Description

Good Size Semi Detached Modern Style Home, around four years old, arranged over Three Floors on the North Bradley side of Trowbridge.

The property is well presented throughout and accommodation comprises Entrance Hall, Lounge, Kitchen, Lounge, Dining Area, Three Bedrooms, En Suite & Family Bathroom.

Outside, there is an Enclosed Garden to the Rear with access to Two Parking Spaces as well as Visitor Parking Area.

The property was built in 2021 and forms parts of the sought after Wiltshire Drive residential area of Trowbridge, with retail park & business park nearby.

A viewing is highly advised in order to appreciate & secure.

Entrance Hall

Door to front aspect. Stairs rising to first floor landing. Radiator. Doors to Cloakroom & Kitchen.

Cloakroom

Obscure window to front. Suite comprising low level wc & wash hand basin. Splashback tiling. Radiator.

Kitchen

16' 6" max x 6' 8" max (5.03m max x 2.03m max)

Window to front aspect. Modern fitted kitchen comprising wall, base & drawer units with work surfaces & splashback tiling. Inset sink and drainer unit. Built in oven and inset hob. Built in cupboard housing laundry appliances. Integrated fridge freezer & dishwasher. Seating area

Lounge / Dining Room

19' 9" max x 13' 5" max (6.02m max x 4.09m max)

Light and airy room as windows, doors & conservatory style roof at the rear. Three radiators.

First Floor Landing

With stairs rising from Entrance Hall. Built in cupboard. Doors to Bedrooms Two & Three and Bathroom. Door & stairs to Second Floor.

Bedroom Two

11' 4" max x 11' 9" max (3.45m max x 3.58m max)

Two windows to the front. Built in wardrobe. Radiator.

Cont'd....

Bedroom Three

13' 5" max x 9' 1" max (4.09m max x 2.77m max)

Window to rear aspect, overlooking garden.
Radiator.

Family Bathroom

Window to side aspect. Suite comprising bath with wall mounted shower over, wash hand basin & low level wc. Splash back tiling.
Radiator.

Bedroom One

With stairs from First Floor Landing. Dormer style window to front. Door to En Suite. Walk in wardrobe. Radiator.

En Suite

Velux style window. Suite comprising corner shower cubicle, wash hand basin and low level wc. Splashback tiling. Radiator.

Wardrobe

Double doors to built in fitted / walk in wardrobe.

Rear Garden

Courtyard style garden laid to patio & enclosed by fencing. Raised beds. Large garden shed. Side gated access to front.

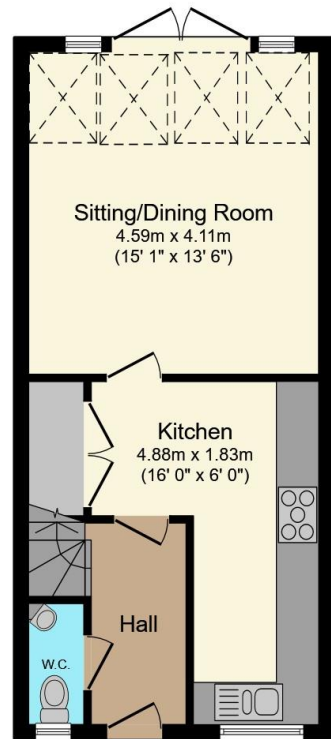
Parking

Driveway providing two parking spaces.
Visitors parking area available.

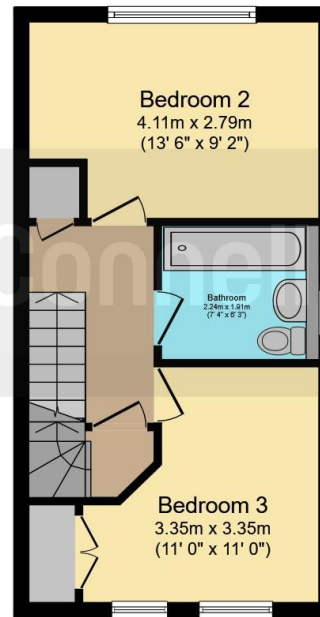




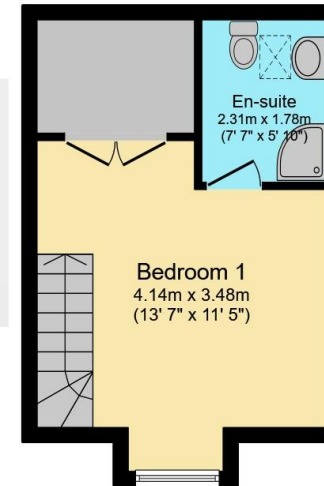




Ground Floor



First Floor



Second 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

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307387



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