



Connells

Yarnbrook Gardens  
Trowbridge, Wilts



# Yarnbrook Gardens Trowbridge, Wilts BA14 0FT

for sale  
**£350,000**



## 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.

## Agents Note

There is an annual amount to be paid for upkeep of communal areas. Currently its £255 and due to be reviewed in March 2026.



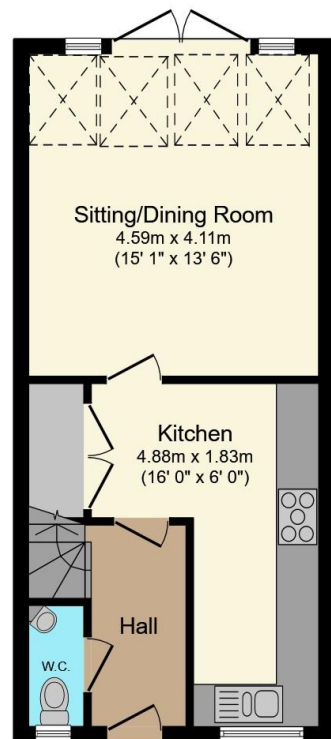




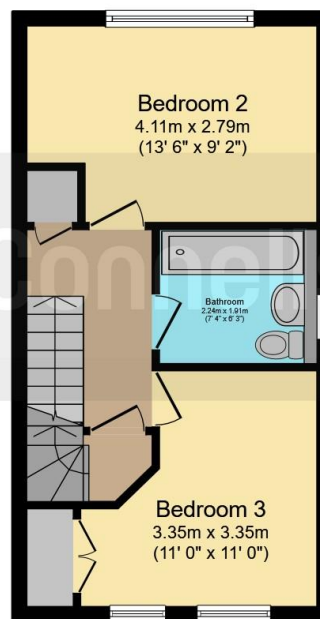




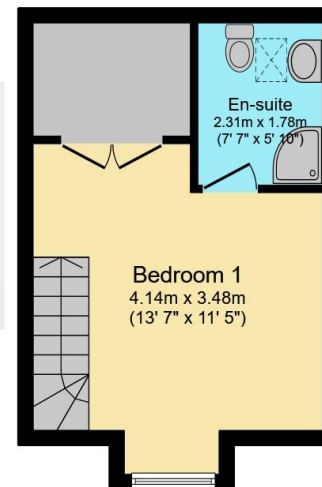




**Ground Floor**



**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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
TROWBRIDGE BA14 8HA

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/TWB307387](http://connells.co.uk/Property/TWB307387)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at** [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: TWB307387 - 0006