



**Wrights**  
01225 755553

Clarks Place, Trowbridge, Wiltshire, BA14 7HA

£385,000

This stunning four bedroom Grade II listed character property is conveniently situated within easy reach of Trowbridge town centre. The property offers many features including a spacious kitchen/diner with wood burning stove, two further spacious reception rooms, four good size bedrooms, a ground floor shower room, first floor shower room and additional en-suite, gas central heating and an enclosed courtyard garden.

Viewing highly recommended!



**Grade II listed character property**

**Four bedrooms**

**Situated within easy reach of Trowbridge town centre**

**Spacious kitchen/diner with wood burning stove**

**Two further reception rooms**

### **Situation**

The property is situated close to many local amenities including a choice of Primary and Secondary schools. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

**Ground floor shower room**

**First floor Shower room and additional en-suite**

**Enclosed courtyard garden**

**Gas central heating**

**Viewing recommended**



The property comprises

## Ground Floor

### Entrance Hall

With parquet flooring and stairs to the first floor with storage cupboard under.

### Kitchen/Diner

*18' 8" x 13' 8" (5.69m x 4.17m)*

With engineered oak flooring, a range of eye level and base units, solid wood work tops with tiled splash backs, island unit with granite worktop, Belfast sink unit, wall mounted gas combination boiler, space for range cooker, American style fridge/freezer, washing machine and dishwasher, space for tumble dryer, wood burning stove with feature brick fireplace surround, inset ceiling spotlights, loft hatch (loft is part boarded with a pull-down ladder), tilt and slide secondary glazed windows to the front and side and wooden door to the front.

### Lounge

*13' 8" x 10' 10" (4.17m x 3.30m)*

With wood flooring, radiator, working open fireplace and tilt and glide secondary glazed sash windows to the front and side.

### Hallway

With tiled floor and french doors to the courtyard garden.

## Shower Room

With tiled floor and white suite comprising shower enclosure with electric shower, low level W.C, pedestal hand basin and extractor fan.

## Family room

*14' 4" x 10' 2" (4.36m x 3.09m)*

With wood floor, storage cupboard with electric boiler and plumbing for a washing machine, radiator, double glazed sash windows to the front and two velux windows.

## First Floor

### Landing

With stairs to the second floor.

### Bedroom 1

*13' 8" x 10' 4" (4.17m x 3.14m)*

With radiator, two built in wardrobes and tilt and glide secondary glazed sash window to the front.

### En-suite

With fully tiled floor and walls, white suite comprising quadrants shower enclosure with mains shower, hand basin with vanity unit under and close coupled W.C, wall mounted vanity unit with mirrors, heated towel rail, extractor fan and obscured tilt and glide secondary glazed sash window to the front.

### Bedroom 2

*10' 11" x 9' 5" (3.33m x 2.86m)*

Currently used as a spacious office and previously used as a double bedroom, with radiator, feature fireplace and tilt and glide secondary glazed sash window to the front.

### Shower Room

With white suite comprising shower enclosure with mains rainfall shower, pedestal hand basin and low level w.c, extractor fan and obscured tilt and glide secondary glazed sash window.

### Second floor

#### Landing

With access to eaves storage.

### Bedroom 3

*10' 10" x 10' 0" (3.29m x 3.04m)*

With radiator and side hinged secondary glazed window to the side.

### Bedroom 4

*10' 1" x 10' 0" (3.07m x 3.04m)*

With radiator and PVCu double glazed window to the side.

### Externally

The property comes with an enclosed courtyard laid to artificial lawn with a raised decking area and an outside socket.

### Parking

The current owners park two vehicles adjacent to the property, however this is not allocated. This is a private road and parking is for residents of Clarks Place only.

### Council tax

The property is currently in council tax band C.

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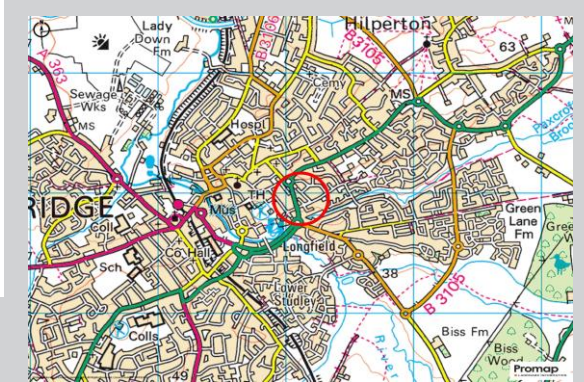
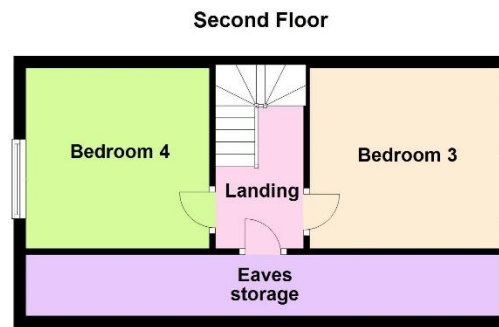
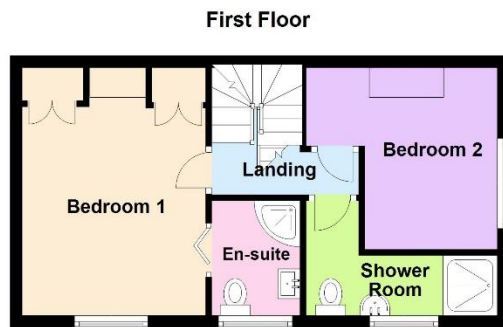
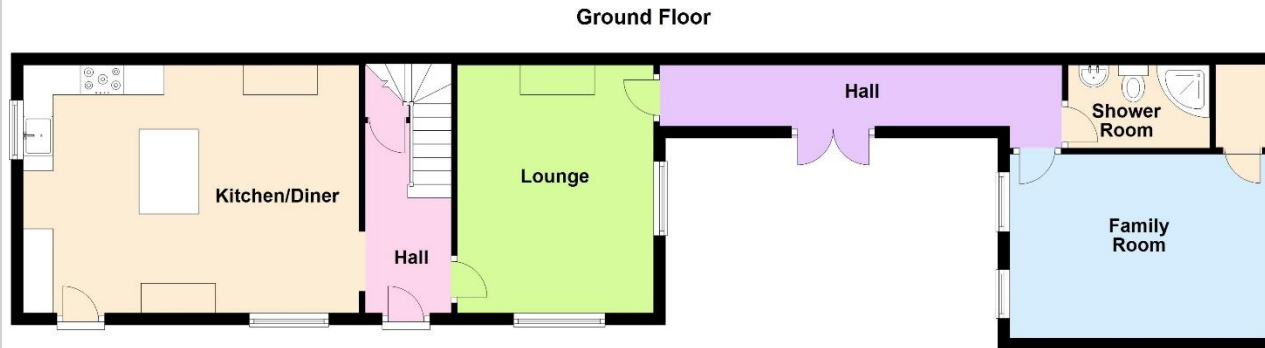
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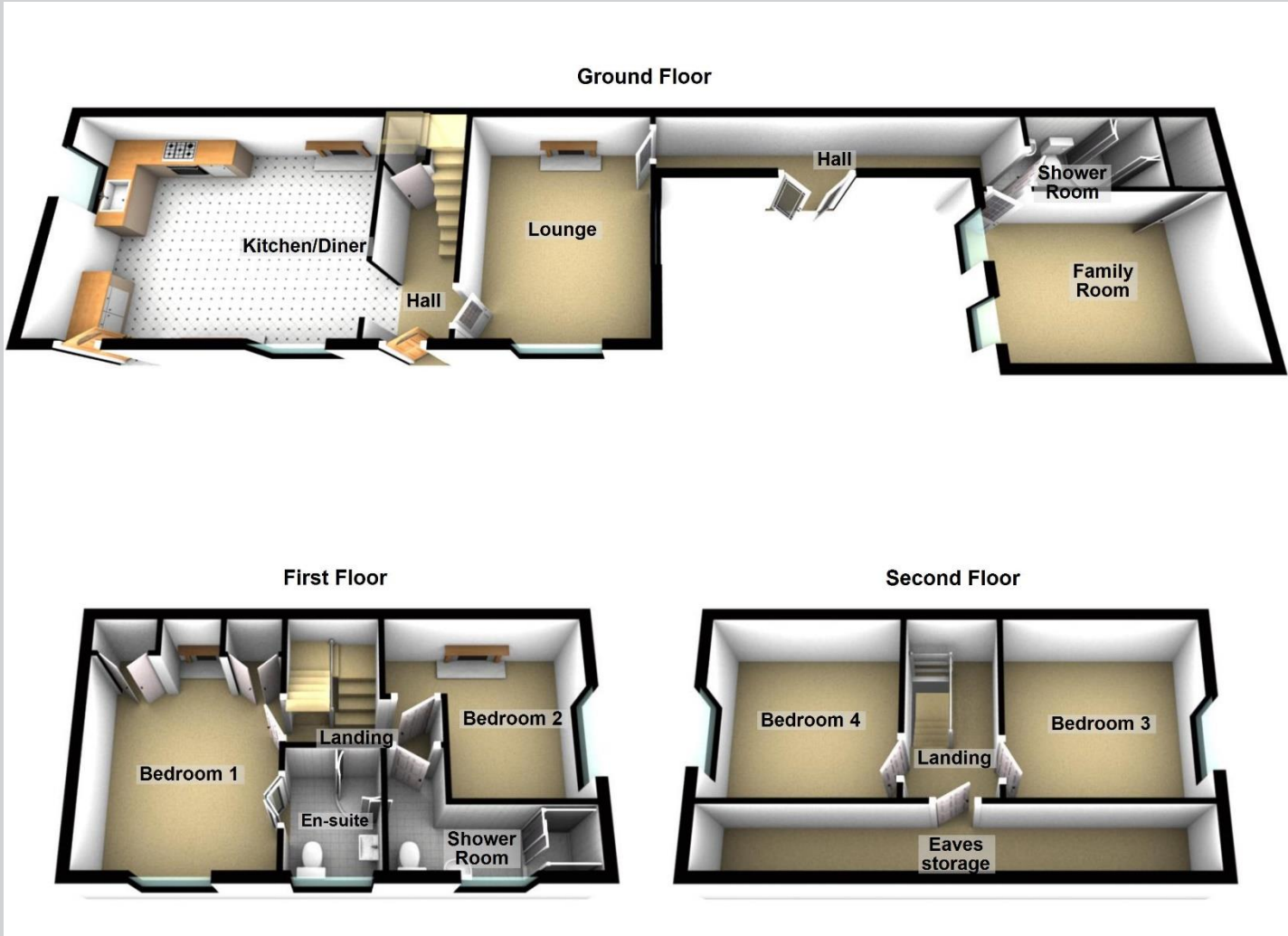


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