



**Wrights**  
01225 755553

Cherry Tree Cottage, West Ashton Road, Trowbridge, Wiltshire

£450,000

This individually designed four bedroom detached property is conveniently situated within easy reach of Trowbridge town centre. The property is beautifully presented throughout and offers many features including a kitchen/diner, separate utility/downstairs cloakroom, spacious lounge with bi-fold doors to the rear, conservatory, study, en-suite to the master bedroom, a large well maintained rear garden and driveway parking for several vehicles. Viewing highly recommended!

### Situation

The property is situated within easy reach of many local amenities and schools. The town centre of Trowbridge is within walking distance, 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.



**Individually designed four bedroom detached property**

**Convenient location close to amenities and within easy reach of the town centre**

**Gas central heating with under floor heating on the ground floor**

**Kitchen/diner**  
**Utility room/W.C**  
**Spacious lounge with bi-fold doors to the rear**  
**Conservatory**  
**Study**  
**Large enclosed rear garden**  
**Driveway parking for several vehicles**





## The property comprises

### Ground Floor

#### Entrance Hall

With composite front door, engineered oak flooring, stairs to the first floor and storage cupboard under.

#### Study

*7' 5" x 8' 7" (2.25m x 2.61m)*

With engineered oak flooring and PVCu double glazed window to the front.

#### Kitchen/Diner

*26' 5" x 8' 4" (8.04m x 2.53m)*

With tiled flooring, a range of eye level and base units, worktops with up stands, integrated eye level double oven, five ring gas hob with extractor hood over, integrated dishwasher, one and a half bowl ceramic sink and drainer unit, space for American style fridge/freezer and PVCu double glazed window to the front.,

#### Utility room/Cloakroom

With tiled flooring, a range of eye level and base units, space for washing machine and tumble dryer, sink and drainer unit, wall mounted Worcester gas boiler, close coupled W.C, extractor fan and obscured PVCu double glazed window to the side.

#### Lounge

*17' 4" x 7' 5" (5.28m x 2.26m) max*

With wood laminate flooring and bi-fold doors opening onto the rear garden.

#### Conservatory

*13' 1" x 7' 6" (3.98m x 2.29m)*

With tiled flooring, PVCu double glazed windows to the side and rear and PVCu french doors opening onto the rear garden.

### First Floor

#### Landing

With radiator, linen cupboard with radiator and PVCu double glazed window to the side.

#### Bedroom 1

*15' 2" x 12' 8" (4.62m x 3.87m) max*

With radiator, built in wardrobe and two PVCu double glazed windows to the front.

#### En-suite

With tiled floor and walls, white suite comprising quadrant shower enclosure with mains shower, pedestal hand basin and close coupled W.C, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the side.

### Bedroom 2

9' 1" x 13' 10" (2.78m x 4.21m) into wardrobes

With radiator, built in wardrobes and PVCu double glazed window to the rear.

### Bedroom 3

11' 0" x 9' 2" (3.35m x 2.79m) max

With radiator and PVCu double glazed window to the front.

### Bedroom 4

6' 7" x 11' 4" (2.01m x 3.45m)

With radiator and PVCu double glazed window to the rear.

### Bathroom

With tiled floor and walls, white suite comprising bath with shower attachment over, hand basin and W.C, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the side.

### Externally

#### To the front

The property offers driveway parking for several vehicles to the front and gated side access to the rear garden.

#### To the rear

The generous enclosed rear garden offers a patio seating area, a spacious area laid to lawn, areas laid to gravel and a range of mature shrubs and trees. There is an outside tap and a gates side access to the front of the property.

#### Council tax

The property is currently in council tax band E.

#### Tenure

The property is sold as freehold.

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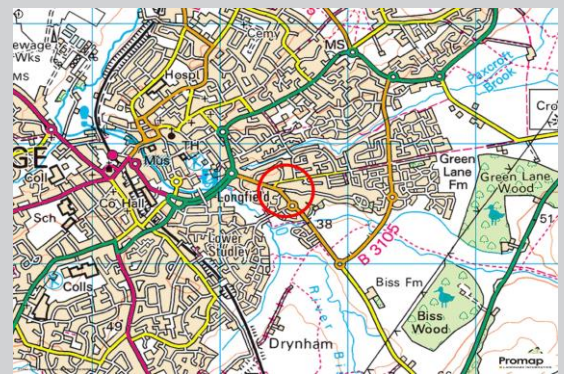
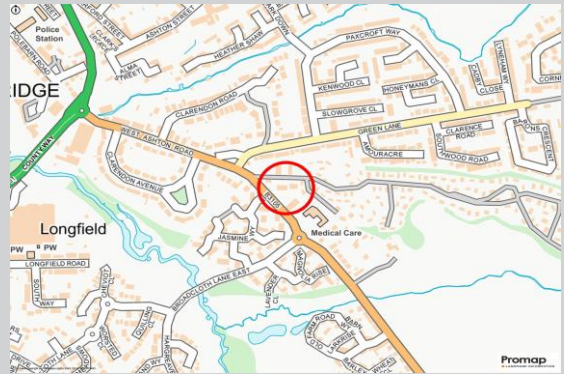
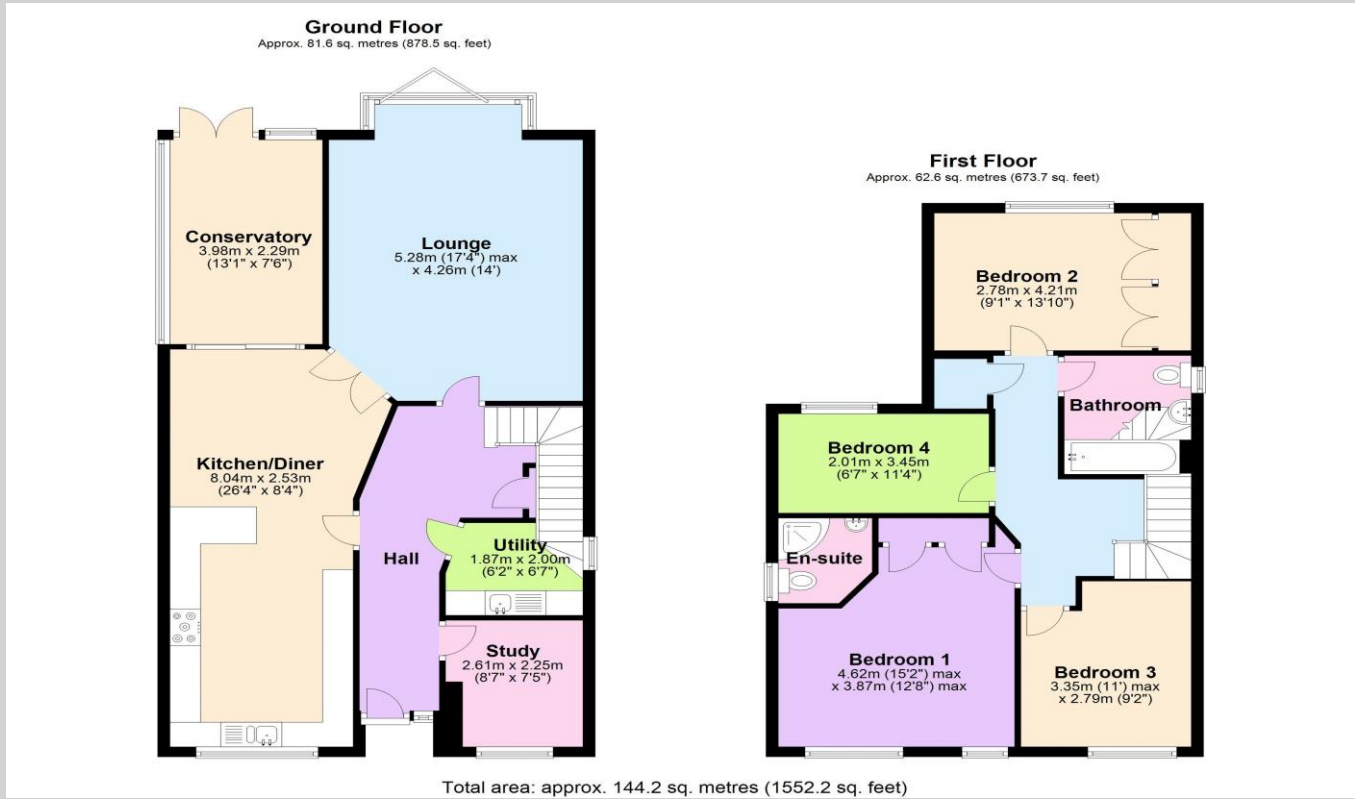


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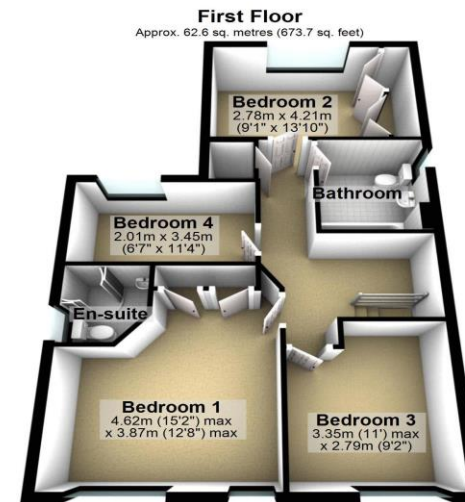
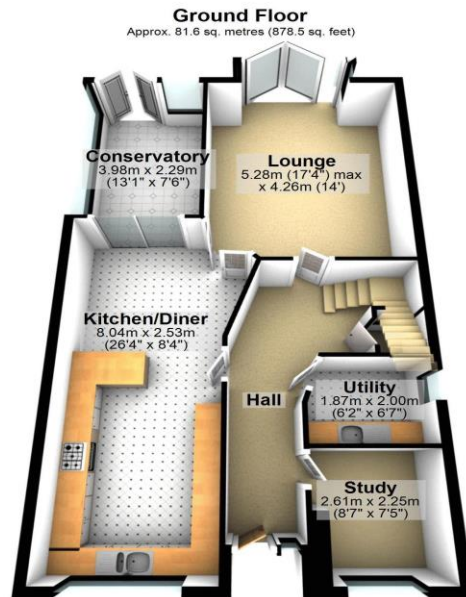
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Total area: approx. 144.2 sq. metres (1552.2 sq. feet)



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