

Wrights



4 Sparrow Street
Trowbridge BA14 7FS

Monthly Rental Of £1,750



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Four bedroom detached property

Kitchen/diner

Downstairs W.C

Two en-suite shower rooms

Spacious lounge

Utility room

Four generous bedrooms

Private enclosed rear garden

This spacious four bedroom detached property is situated on the popular Lavender Fields development, within easy reach of Trowbridge town centre. Features include a spacious lounge, kitchen/diner, utility room, downstairs W.C, four generous bedrooms, two en-suite shower rooms and a family bathroom. Externally, the property offers a private enclosed rear garden, garage and driveway parking. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With tiled flooring, radiator, PVCu double glazed window to the side and stairs to the first floor with storage cupboard under.

Cloakroom

With tiled flooring, white suite comprising close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Lounge

With two radiators, electric fire with surround, PVCu double glazed windows to the front and side and PVCu french doors opening onto the rear garden.

Kitchen/Diner *20' 6" x 10' 1" (6.24m x 3.07m)*

With tiled floor, a range of eye level and base units, worktops with tiled splash backs, integrated double oven and gas hob with extractor hood over, integrated fridge/freezer and dishwasher, two radiators and PVCu double glazed windows to the front and rear.

Utility room

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, sink/drainage unit, space for washing machine and tumble drier, wall mounted gas boiler and door to the rear garden.

First Floor

Landing

Bedroom 1 *11' 4" x 12' 10" (3.46m x 3.91m)*

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

En-suite

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Bedroom 2 *11' 4" x 11' 2" (3.46m x 3.41m) max*

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

En-suite

With tiled flooring and white suite comprising quadrant shower enclosure with mains shower, close coupled W.C and pedestal hand basin.

Bedroom 4 *8' 10" x 8' 5" (2.70m x 2.57m)*

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

Bedroom 3 *8' 11" x 9' 8" (2.71m x 2.95m)*

With radiator and PVCu double glazed window to the rear.

Externally

The private enclosed rear garden offers a patio seating area and an area laid to lawn with a range of shrubs and bushes. A gate provides rear access to the single garage and driveway parking.

Council tax

The property is currently in council tax band E.

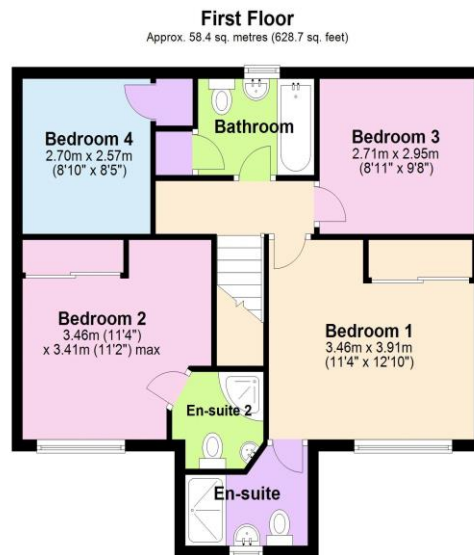
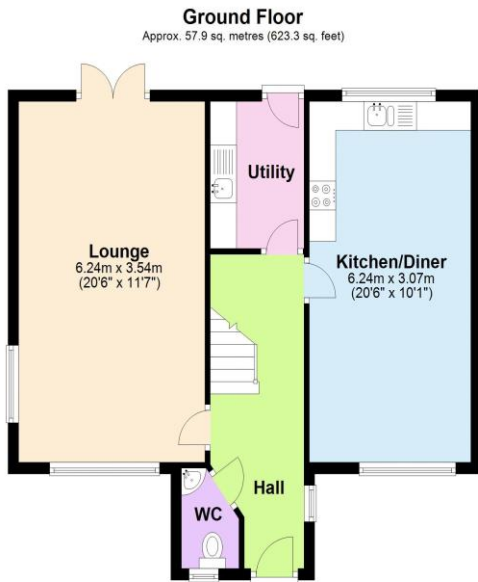
Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 9000Mbps





Total area: approx. 116.3 sq. metres (1252.0 sq. feet)