



Wrights
01225 755553

Alum Close, Trowbridge, Wiltshire, BA14 7HD

£425,000

This spacious four bedroom detached property is situated on a small cul-de-sac within easy reach of Trowbridge town centre. Features include three reception room, utility room, downstairs W.C, four good sized bedrooms, en-suite to the master bedroom, a low maintenance enclosed rear garden, garage and driveway parking for up to four vehicles.

Offered for sale with the benefit of no onward chain.

Situation

The property is situated on a cul-de-sac within the extremely popular Lavender Fields development on the West Ashton side of town, within walking distance of Trowbridge town centre, primary and secondary schools. The County town of Trowbridge provides 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.



Four bedroom detached property

Three reception rooms

Utility rooms

Downstairs W.C

Four good sized bedrooms

En-suite to master bedroom

Low maintenance enclosed rear garden

Garage

Driveway parking for up to four vehicles

No onward chain



The property comprises

Entrance Hall

With PVCu front door, radiator and stairs to the first floor with storage cupboard under.

Cloakroom

With tiled floor, white suite comprising low level W.C and corner hand basin, radiator and obscured PVCu double glazed window to the front.

Lounge 14' 9" x 11' 2" (4.50m x 3.40m)

With two radiators, gas fire with surround and PVCu double glazed bay window to the front. Double doors into...

Dining Room 11' 2" x 9' 1" (3.40m x 2.78m)

With radiator and sliding patio doors to the conservatory.

Conservatory 8' 1" x 11' 1" (2.47m x 3.39m) max

With radiator, PVCu double glazed windows and PVCu french doors to the garden.

Kitchen 11' 2" x 8' 10" (3.40m x 2.70m)

With a range of eye level and base units, worktops with upstands, integrated electric double oven, five ring gas hob with extractor hood over, integrated fridge and dishwasher, radiator and PVCu double glazed window to the rear.

Utility room

With a range of eye level and base units, worktops with upstands and PVCu back door.

Integrated garage 17' 0" x 8' 10" (5.18m x 2.70m)

With power, light, roller door to the front and rear door to the kitchen.

First Floor

Landing

With airing cupboard.

Master bedroom 12' 0" x 14' 7" (3.67m x 4.44m) max

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

En-suite

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

Bedroom 2 10' 9" x 8' 11" (3.27m x 2.72m)

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

Bedroom 3 *9' 11" x 11' 5" (3.03m x 3.49m) max*

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

Bedroom 4 *9' 1" x 8' 7" (2.77m x 2.62m) max*

With radiator and PVCu double glazed window to the rear.

Bathroom

With suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the rear.

Externally**To the front**

Driveway parking for four vehicles in front of the garage. A side gate provides access to the rear.

To the rear

The enclosed low maintenance rear garden offers areas laid to decking, patio and gravel. A side gate provides 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.

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 - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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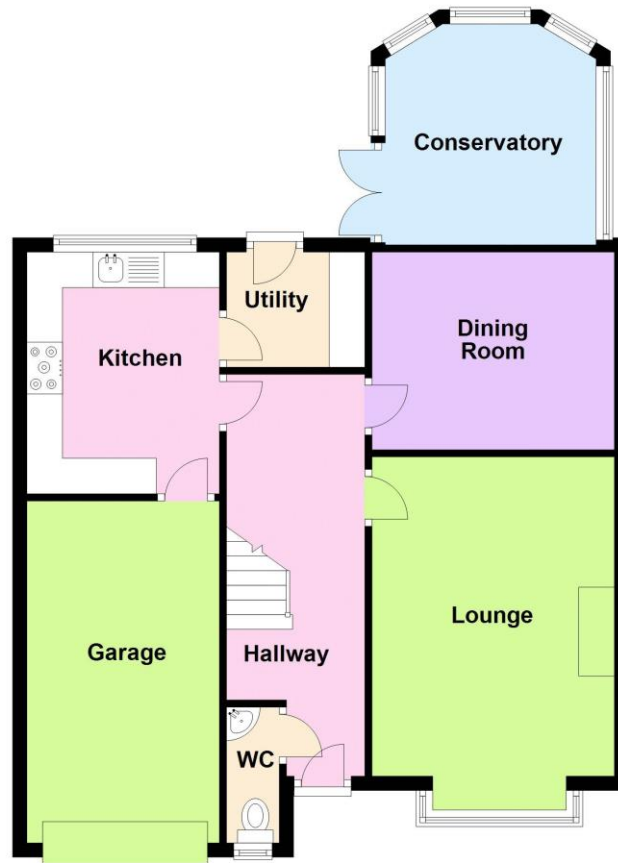
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Ground Floor

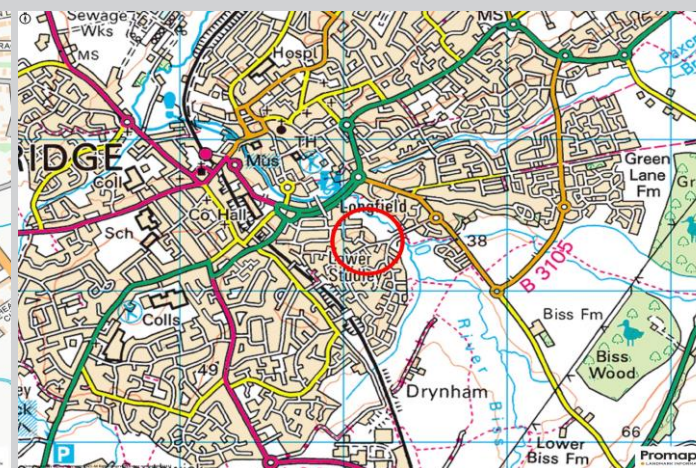
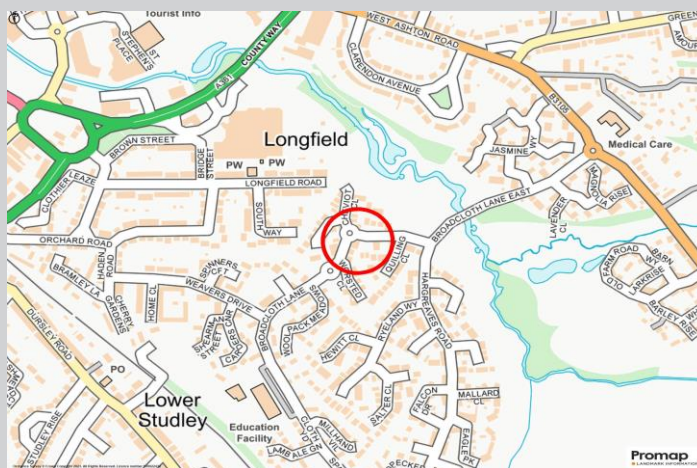
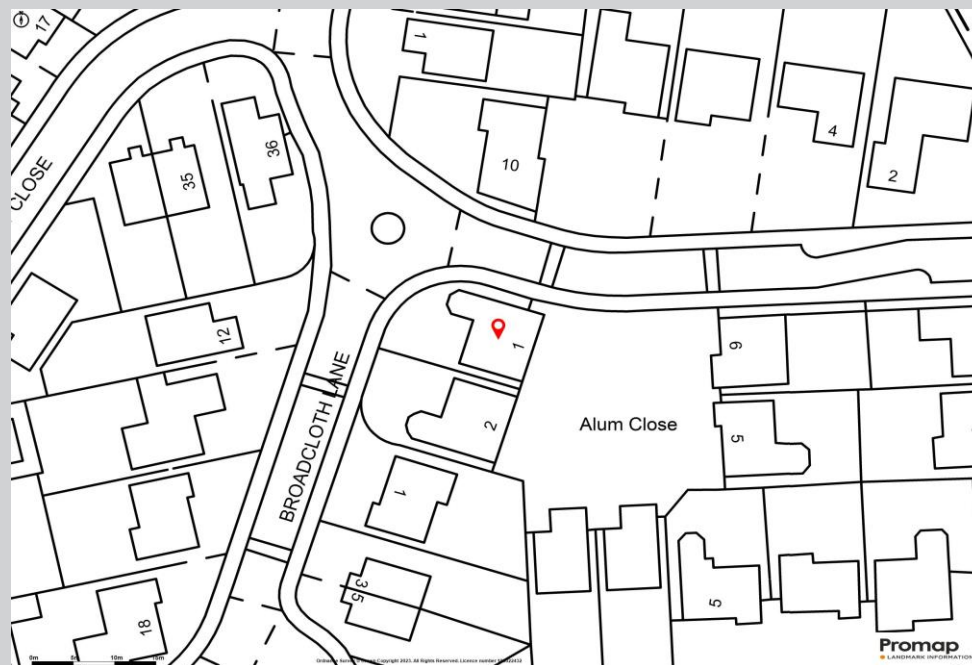
Approx. 74.6 sq. metres (802.5 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)







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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.