



Wrights
01225 755553

Ryeland Way, Trowbridge, Wiltshire, BA14 7SH

£425,000

This exceptional four bedroom property is situated in a cul-de-sac location close to "Biss Meadow" country park. The property is beautifully presented throughout and offers many features including two reception rooms, a spacious kitchen/diner, utility room, downstairs cloakroom, four good sized bedrooms, en-suite to the master bedroom, a generous enclosed rear garden with garden store/office space and driveway parking for two vehicles.

Situation

The property is well situated within a cul-de-sac on the West Ashton side of town, Close to "Biss Meadows" country park and 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.



**Exceptional four
bedroom detached
property**

**Cul de sac location close
to Biss Meadows
Country Park**

Two reception rooms

Spacious kitchen/diner

Utility room

Downstairs cloakroom

**Four good sized
bedrooms**

**En-suite to master
bedroom**

**Generous enclosed rear
garden**

**Driveway parking for two
vehicles**



The property comprises

Ground Floor

Entrance Hall

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

Cloakroom

With white suite comprising low level W.C and hand basin with vanity unit, radiator, inset ceiling spotlight and obscured PVCu double glazed window to the front.

Lounge 10' 5" x 15' 8" (3.17m x 4.77m)

With radiator and PVCu double glazed window to the front.

Family Room 10' 6" x 8' 11" (3.21m x 2.71m)

With radiator, double doors opening into the Lounge and PVCu french doors opening onto the rear garden.

Kitchen/Diner 8' 0" x 27' 1" (2.45m x 8.25m)

With tiled flooring, a range of eye level and base units, wood laminate worktops with tiled splash backs, range cooker with five ring gas hob with extractor hood over, wine cooler, one and a half bowl sink ceramic sink/drainage unit, space for fridge/freezer and dishwasher, radiator, inset ceiling spotlights and PVCu double glazed windows to the front and rear.

Utility room

With tiled flooring, a range of eye level and base units, wood laminate worktops with tiled splash backs, ceramic sink/drainage, space for washing machine and tumble dryer, radiator, cupboard housing gas boiler, inset ceiling spotlight, extractor fan and PVCu door opening onto the rear garden.

First Floor

Landing

With radiator, loft hatch and airing cupboard housing hot water cylinder.

Bedroom 1 10' 6" x 13' 6" (3.19m x 4.12m)

With a range of built in wardrobes and drawers, radiator and PVCu double glazed window to the front.

En-suite

With tiled flooring and splash backs, white suite comprising quadrant shower enclosure with electric shower, pedestal hand basin and low level W.C, radiator, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2 10' 9" x 9' 5" (3.28m x 2.87m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 8' 8" x 12' 7" (2.64m x 3.83m)

With radiator and PVCu double glazed window to the front.

Bedroom 4 8' 6" x 8' 9" (2.58m x 2.67m)

With radiator and PVCu double glazed window to the rear.

Bathroom

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

Externally

To the front

Driveway parking for two vehicles next to an area laid to lawn. A side gate provides access to the rear garden.

To the rear

The generous enclosed rear garden offers a spacious patio seating area, an area of raised wooden decking and an area laid to lawn with a garden shed. There is also a garden store/office which has power and light. A side path provides gated 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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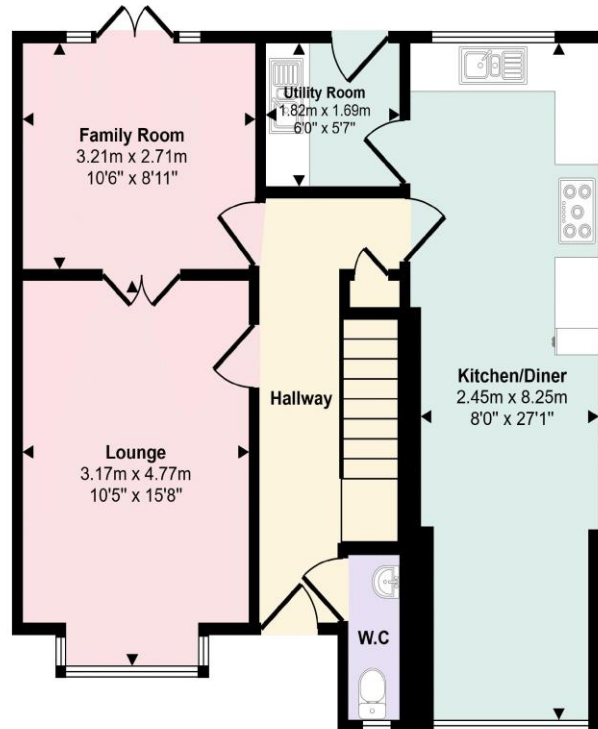


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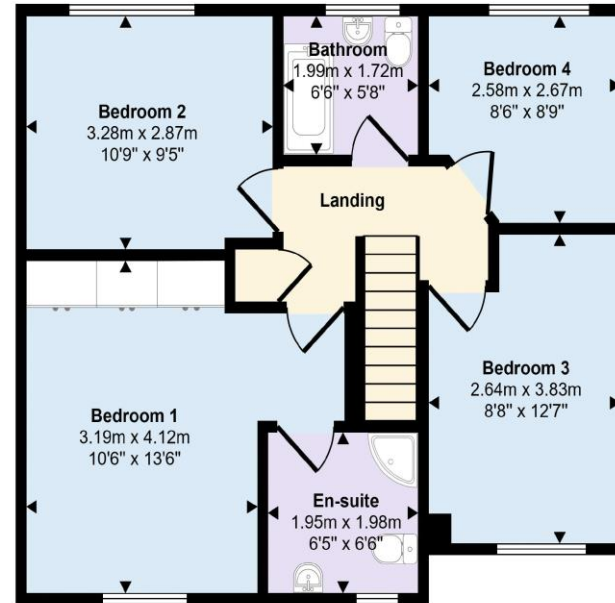
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Approx Gross Internal Area
118 sq m / 1271 sq ft

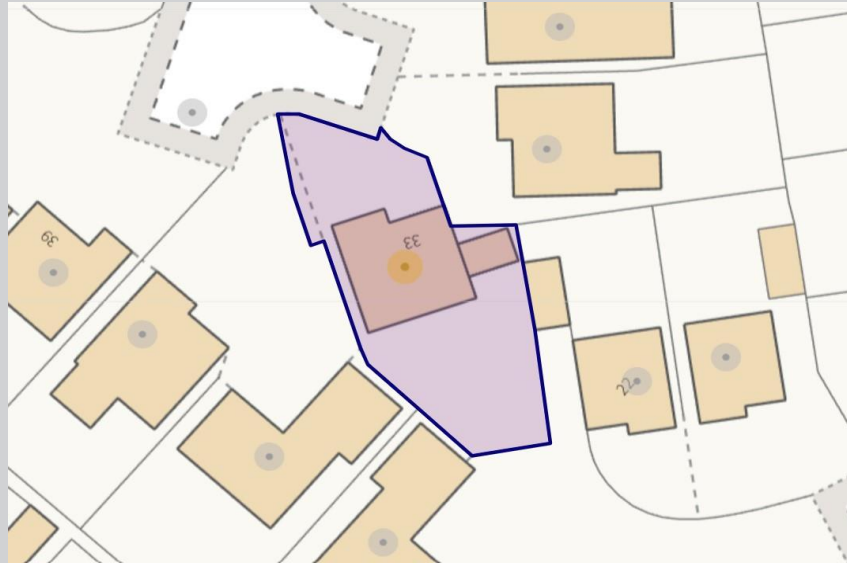


Ground Floor
Approx 61 sq m / 661 sq ft



First Floor
Approx 57 sq m / 611 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

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