



Wrights
01225 755553

Frome Road, Trowbridge, Wiltshire, BA14 0DY

Offers in the region of
£495,000

This beautifully presented four/five bedroom detached property offers spacious and flexible living accommodation, situated in a desirable and convenient location, close to amenities and schools.

Features include a recently fitted kitchen, separate utility, study, ground floor bathroom and large first floor en-suite shower room, well maintained gardens surrounding the property, a recently laid large driveway providing off road parking for numerous vehicles and garage with internal door.

Sold with the benefit of no onward chain.



**Four/five bedroom
detached chalet
bungalow**

**Flexible living
accommodation**

Beautifully presented

Recently fitted kitchen

Utility

Study

Situation

The property is situated within a desirable location, close to many local amenities including a choice of primary and secondary schools and just a short walk from Southwick Country Park. The town centre of Trowbridge is 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 bathroom
and first floor en-suite
shower room**

**Well maintained gardens
surrounding the property**

**Large recently laid
driveway**

**Garage with internal
door**

**Sold with the benefit of
no onward chain**



The property comprises

Ground Floor

Entrance Hall

PVCu front door, double panel radiator, stairs to first floor with storage cupboard under and cupboard housing boiler.

Lounge/Family room 29' 8" x 13' 3" (9.04m x 4.04m)

With radiator, television point, PVCu double glazed window to the side and PVCu double glazed French windows opening onto the rear garden.

Study/Office 10' 2" x 10' 1" (3.10m x 3.07m)

With double panel radiator, large storage cupboard, telephone point and PVCu double glazed window to the fronts and side.

Kitchen 17' 1" x 14' 6" (5.21m x 4.42m)

The high quality kitchen was fitted in December 2021, with a range of eye level and base units, worktops with backboards, one and a half bowl sink/drainers, full gas range cooker with five ring gas hob and extractor hood over, integrated dishwasher, space for fridge/freezer, washing machine and microwave, tall radiator, inset ceiling spotlights, PVCu double glazed window to the rear and PVCu door to the utility room.

Utility room 13' 4" x 7' 1" (4.06m x 2.15m)

With tiled floor, base units with worktop over, PVCu double glazed window to the rear and PVCu French doors opening onto the rear garden.

Rear Lobby

With wood laminate flooring, base unit with worktop over, space for additional fridge/freezer, internal door to garage, PVCu double glazed window to the rear and PVCu back door.

Dining Room/Sitting room/Bedroom five

16' 2" x 12' 0" (4.94m x 3.67m)

Currently used as a spacious dining room, but has also previously been used as a double bedroom. With double panel radiator, television point, coved ceiling and PVCu double glazed window to the front.

Bedroom 3 12' 7" x 10' 1" (3.84m x 3.07m)

With radiator and PVCu double glazed window to the rear.

Bedroom 4 9' 1" x 6' 4" (2.76m x 1.92m)

With radiator and PVCu double glazed windows to the front and side.

Bathroom 7' 6" x 5' 11" (2.28m x 1.80m)

With tiled floor, white suite comprising bath with mains shower over, pedestal hand basin and low level W.C, radiator and PVCu double glazed window to the side.

First Floor

Landing

With telephone point and PVCu double glazed windows to the front and rear.

Master bedroom *16' 8" x 12' 2" (5.08m x 3.70m)*

With two double panel radiators, built in wardrobe, eaves storage, television and telephone points and PVCu double glazed windows to the side and rear.

En-suite *10' 7" x 8' 10" (3.22m x 2.68m)*

With tiled floor, white suite comprising shower enclosure with electric shower, pedestal hand basin and low level W.C, double panel radiator, inset ceiling spotlights and velux window to the front.

Bedroom 2 *10' 8" x 10' 0" (3.25m x 3.04m)*

With radiator, built in storage cupboard, loft access and PVCu double glazed window to the side.

Externally

To the front and side

The recently laid block paved driveway provides off road parking for several vehicles. There is also a spacious and well maintained garden laid to lawn, with borders of various mature shrubs and trees, outside power sockets and a path leading to the bin store area. A gate provides access to the rear.

Garage

With power, light, new remote electric roller door to the front and internal door to the rear.

To the rear

The fully enclosed rear garden offers a good degree of privacy and has been recently laid to Indian Sandstone patio, with a gate providing access to the front of the property.

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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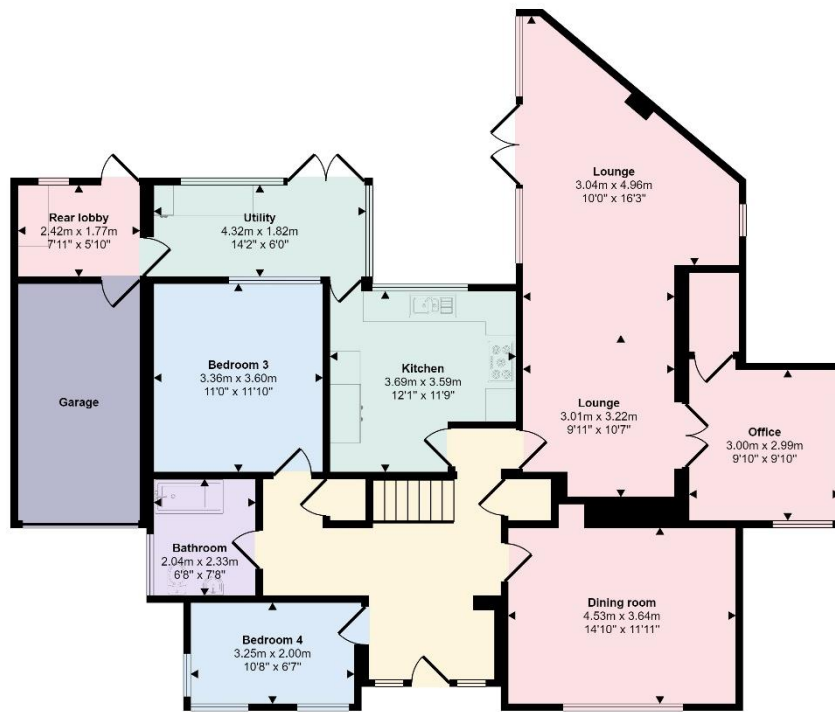


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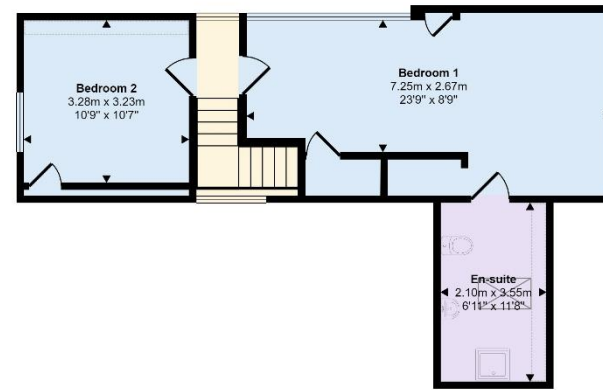
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Approx Gross Internal Area
193 sq m / 2075 sq ft



Ground Floor
Approx 143 sq m / 1541 sq ft

 Denotes head height below 1.5m



First Floor
Approx 50 sq m / 534 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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