

# Wrights



**68 Azalea Drive**  
Trowbridge BA14 9GG

**Monthly Rental Of £1,250**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Three bedroom detached property**

**Spacious lounge/diner**

**Conservatory**

**Enclosed rear garden**

**Situated within easy reach of primary and secondary schools**

**Downstairs cloakroom**

**En-suite to master bedroom**

**Driveway parking for several vehicles**

**This spacious three bedroom detached property is situated on the desirable Azalea Drive, on the Wingfield Road side of Trowbridge. Features include a spacious lounge/diner, downstairs cloakroom, conservatory, en-suite to the master bedroom, gas central heating, PVCu double glazing, an enclosed rear garden, garage and driveway parking for several vehicles. Available from mid May, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

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

#### **Cloakroom**

With white suite comprising low level W.C and pedestal hand basin, radiator, extractor fan and obscured feature circular window to the front.

#### **Lounge 10' 7" x 15' 10" (3.22m x 4.83m)**

With radiator, electric fire with surround and PVCu double glazed window to the front. Archway into...

#### **Dining Room 8' 8" x 10' 10" (2.63m x 3.31m)**

With radiator and PVCu sliding patio doors to the Conservatory.

#### **Conservatory 9' 3" x 8' 9" (2.81m x 2.66m) max**

Of PVCu construction with french doors opening onto the rear garden.

#### **Kitchen 9' 3" x 10' 7" (2.82m x 3.23m)**

With a range of eye level and base units, worktops with tiled splash backs, integrated eye level double electric oven, ceramic hob with extractor hood over, integrated fridge and dishwasher, space for freezer and washing machine, wall mounted gas boiler, radiator, PVCu door to the side and PVCu double glazed window to the rear.

### **First Floor**

#### **Landing**

With loft hatch and PVCu double glazed window to the side.

#### **Bedroom 1 11' 5" x 12' 11" (3.47m x 3.93m)**

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

#### **En-suite**

With white suite comprising walk in shower enclosure with mains shower, low level W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

#### **Bedroom 2 11' 3" x 10' 1" (3.44m x 3.08m) max**

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

#### **Bedroom 3 7' 0" x 10' 5" (2.13m x 3.18m)**

With radiator and PVCu double glazed window to the rear.

#### **Bathroom**

With white suite comprising bath, low level hand basin and pedestal hand basin, radiator, extractor fan, airing cupboard housing hot water cylinder and obscured PVCu double glazed window to the rear.

### **Externally**

#### **To the front**

Driveway parking for several vehicles in front of the garage, next to an area mainly laid to lawn with hedging.

#### **To the rear**

The enclosed rear garden is mainly laid to lawn with an area laid to gravel and a garden shed. A gate provides access to the front of the property and there is also a side door into the garage.

#### **Garage 8' 9" x 18' 1" (2.67m x 5.51m)**

The detached single garage offers an electric up and over door to the front, power, light and a side door to the rear garden

#### **Council tax**

The property is currently in council tax band D.

#### **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**

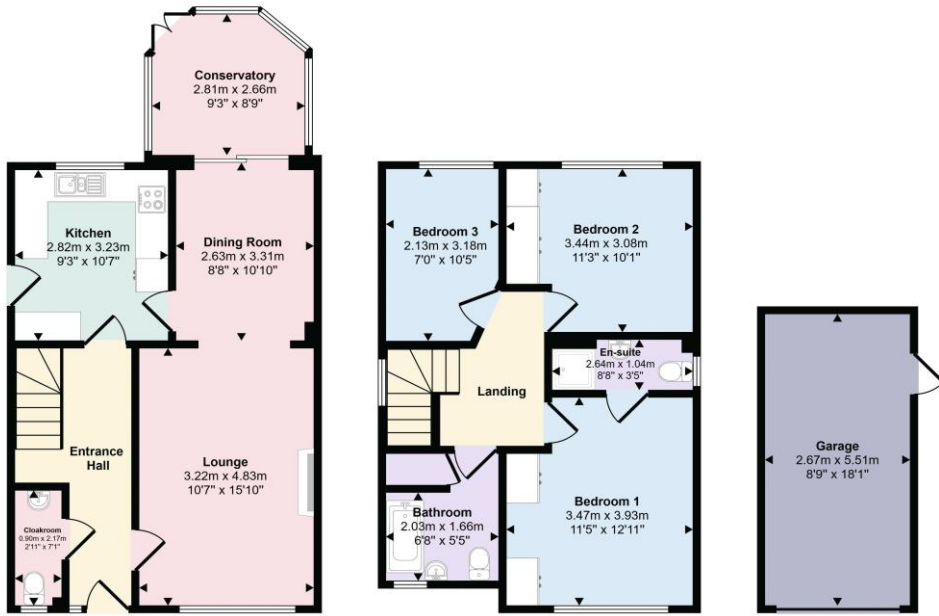
Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

#### **Mobile phone coverage**

Both indoor and outdoor coverage are likely - source Ofcom.



Approx Gross Internal Area  
114 sq m / 1226 sq ft



Ground Floor  
Approx 53 sq m / 572 sq ft

First Floor  
Approx 46 sq m / 495 sq ft

Garage  
Approx 15 sq m / 158 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.