



**Wrights**  
01225 755553

Barn Way, Trowbridge, Wiltshire, BA14 6FL

Offers in excess of  
**£350,000**

This spacious four bedroom semi detached property is situated within a small development on the West Ashton side of Trowbridge, offering easy access to Biss Meadows Country Park. Features include a spacious kitchen, lounge/diner with wood burning stove, downstairs W.C, four generous bedrooms, two en-suite shower rooms and family bathroom.

Externally the property boasts driveway parking for two vehicles in front of the garage and a private enclosed rear garden.

### Situation

The property is situated within a desirable small development on the West Ashton side of Trowbridge, close to riverside walks, and within easy reach of Trowbridge town centre and St Stephens Place cinema and restaurant complex.

The market town of Trowbridge is within easy access, 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Four bedroom semi detached property**

**Desirable location on the West Ashton side of town**

**Spacious kitchen**

**Downstairs cloakroom**

**Lounge/diner with wood burning stove**

**Two en-suite shower rooms**

**Gas central heating and PVCu double glazing**

**Garage and driveway parking**

**Private enclosed rear garden**

**No onward chain**



The property comprises

#### Ground Floor

The property comprises

##### Entrance Hall

With wood laminate flooring, radiator and stairs to the first floor with storage cupboard under.

##### Cloakroom

With wood laminate flooring, white suite comprising low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

##### Lounge/Diner 17' 5" x 18' 11" (5.30m x 5.77m) approx

With radiator, wood burning stove, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

##### Kitchen 10' 1" x 12' 6" (3.08m x 3.82m) max

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, range cooker with extractor hood over, space for fridge/freezer, washing machine, dishwasher and tumble drier, PVCu double glazed window to the rear and door opening onto the rear garden.

#### First Floor

##### Landing

With stairs to the second floor with storage cupboard under.

##### Bedroom 1 11' 3" x 12' 8" (3.42m x 3.86m)

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

##### En-suite

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

##### Bedroom 2 13' 7" x 9' 1" (4.13m x 2.77m) approx

With radiator and PVCu double glazed window to the front.

##### Bathroom

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



## Second floor

### Landing

With airing cupboard housing hot water cylinder and Velux window to the front.

### Bedroom 3 *14' 2" x 12' 4" (4.31m x 3.75m)*

With radiator and PVCu double glazed window to the front and Velux window to the rear.

### Bedroom 4 *9' 5" x 8' 3" (2.87m x 2.52m) approx*

With radiator and PVCu double glazed window to the front.

### En-suite

With suite comprising shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, heated towel rail and extractor fan.

## Externally

### To the front

The property is set back from the road with an area laid to lawn with a range of shrubs and a path to the front door. To the side is driveway parking for two vehicles in front of the garage. A side gate provides access to the rear garden.

### Garage

Single garage with up and over door to the front, power and light.

## To the rear

The private enclosed rear garden offers an area laid to lawn and a patio seating area. To the rear is an area laid to wood chippings with a wooden pergola over, log store and wooden shed. A gate provides side access to the driveway.

## Tenure

The property is sold as freehold.

## 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 - 1800Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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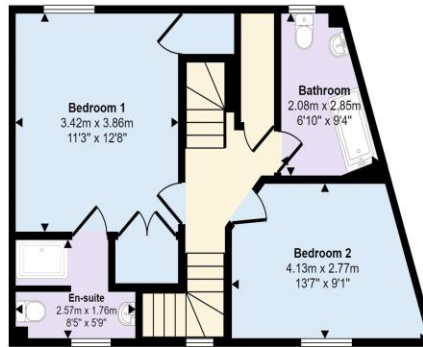


Approx Gross Internal Area  
122 sq m / 1317 sq ft

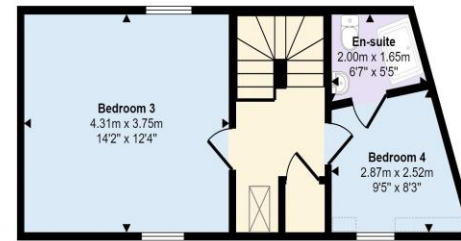


Ground Floor  
Approx 44 sq m / 473 sq ft

Denotes head height below 1.5m



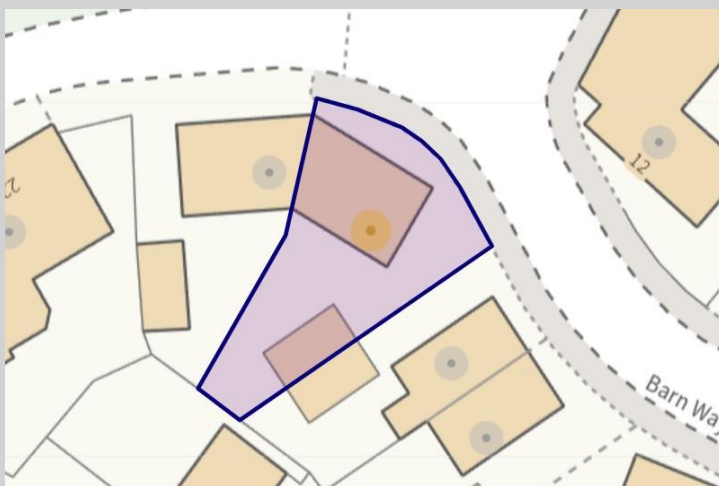
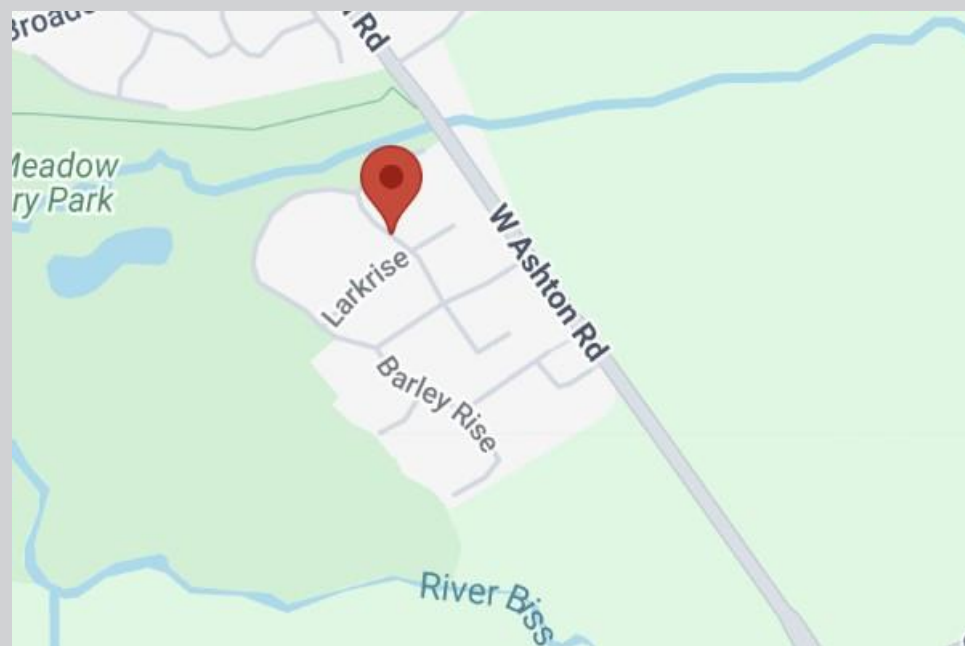
First Floor  
Approx 45 sq m / 483 sq ft



Second Floor  
Approx 34 sq m / 361 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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