



Wrights
01225 755553

Salter Close, Trowbridge, Wiltshire, BA14 7TD

£425,000

Situation

The property is 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.



Spacious four bedroom detached property

Beautifully presented throughout

Spacious lounge and dining room

Recently fitted kitchen
Garage part converted to Utility

Four generous bedrooms

En-suite shower room and family bathroom

Stunning landscaped garden

Driveway parking for several vehicles

Within easy reach of town centre and close to Biss Meadows country park



This spacious and beautifully presented four double bedroom home offers generous living accommodation in a highly convenient location - within easy reach of the town centre, while also being close to scenic countryside walks.

The property features a spacious lounge and dining room, a recently updated kitchen and a garage divided to create a practical utility and storage space. Upstairs, there are four well-proportioned bedrooms, an en-suite shower room, and a family bathroom.

Externally, the home benefits from ample driveway parking for several vehicles and a stunning, landscaped rear garden - perfect for outdoor living and entertaining.

The property comprises

Ground Floor

Entrance Hall

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

Lounge 10' 11" x 16' 6" (3.33m x 5.02m)

With wood laminate flooring, radiator, electric fire with wooden surround and PVCu double glazed bay window to the front. Double doors open into the dining room.

Dining Room 11' 3" x 9' 3" (3.44m x 2.83m)

With wood laminate flooring, radiator and PVCu french doors opening onto the rear garden.

Kitchen 15' 3" x 11' 7" (4.66m x 3.53m) max

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

Utility room and Garage

The garage has been divided to create a practical utility and storage room. A stud wall separates the space, which can be easily removed should the new owners prefer to restore the garage to its full original size.

First Floor

Landing

With airing cupboard housing pressurised hot water cylinder and loft hatch (the loft is part boarded with a pull down ladder and light).

Bedroom 1 14' 8" x 14' 1" (4.47m x 4.29m) *max*

With radiator and PVCu double glazed window to the front.

En-suite

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights and obscured PVCu double glazed window to the front.

Bedroom 2 8' 11" x 12' 9" (2.71m x 3.89m)

With radiator and PVCu double glazed window to the front.

Bedroom 3 11' 4" x 9' 8" (3.45m x 2.95m)

With radiator and PVCu double glazed window to the rear.

Bedroom 4 8' 4" x 8' 11" (2.54m x 2.72m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with shower attachment over, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally**To the front**

Driveway parking for several vehicles. A gate provides access to the rear garden.

To the rear

The beautifully landscaped rear garden features a well maintained lawn, raised flower beds, and a stylish pergola with a decorative seating area. Additional highlights include a gravel section, a paved patio with space for outdoor dining, and a central firepit - perfect for evening gatherings. To one side, there is a brick-built storage shed with power, with gated side access to the front driveway on the other side.

Tenure

The property is sold as freehold.

Council tax

The property is 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 available (source - Ofcom) Predicted maximum download speed – 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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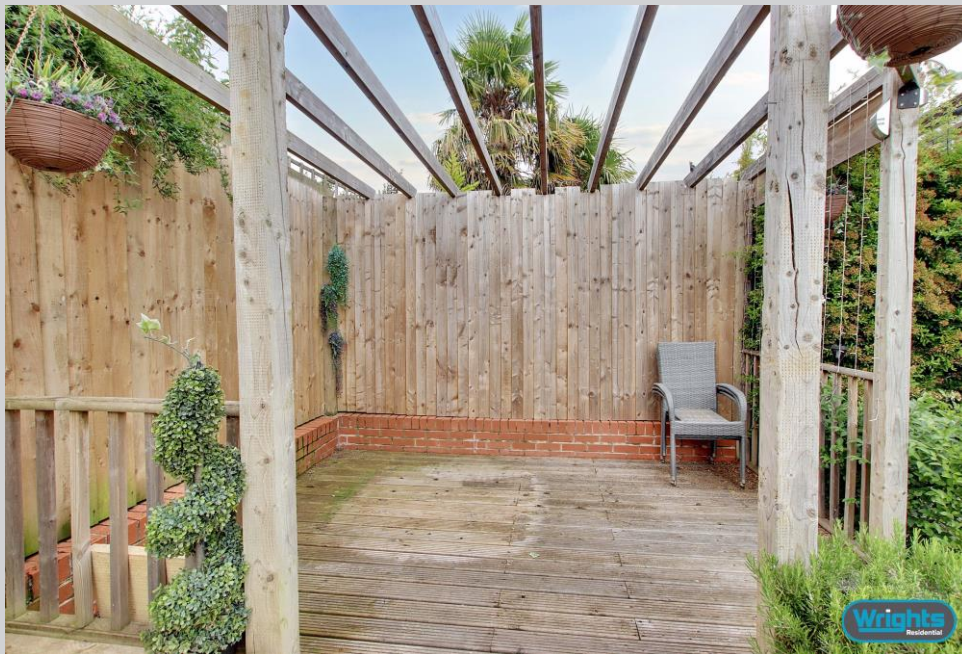
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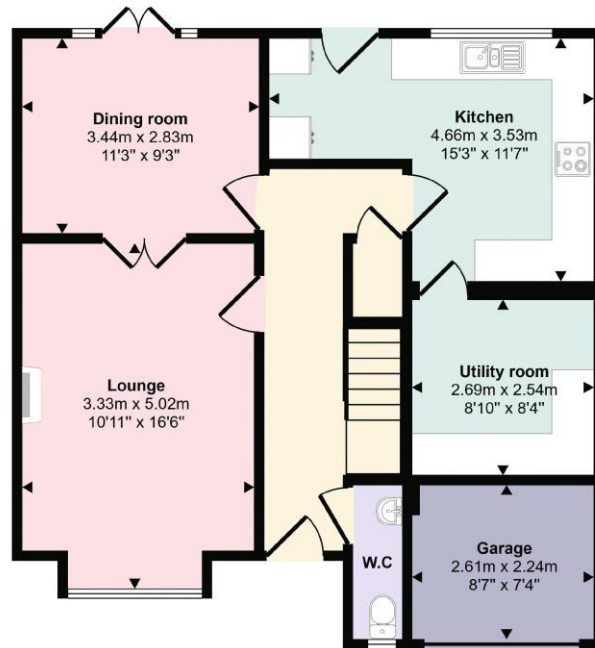


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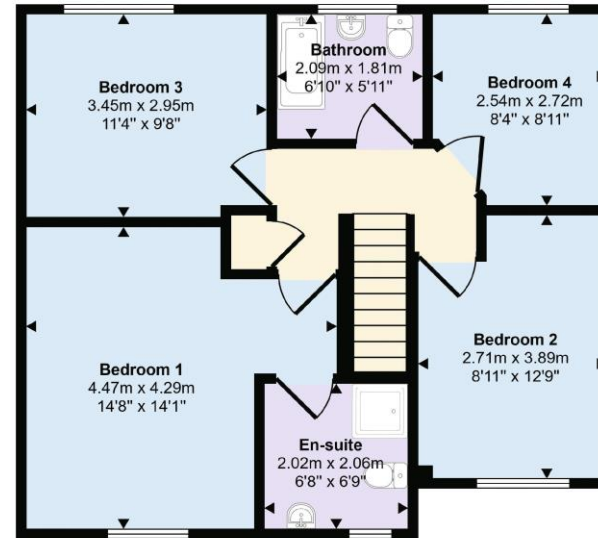
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Approx Gross Internal Area
127 sq m / 1367 sq ft

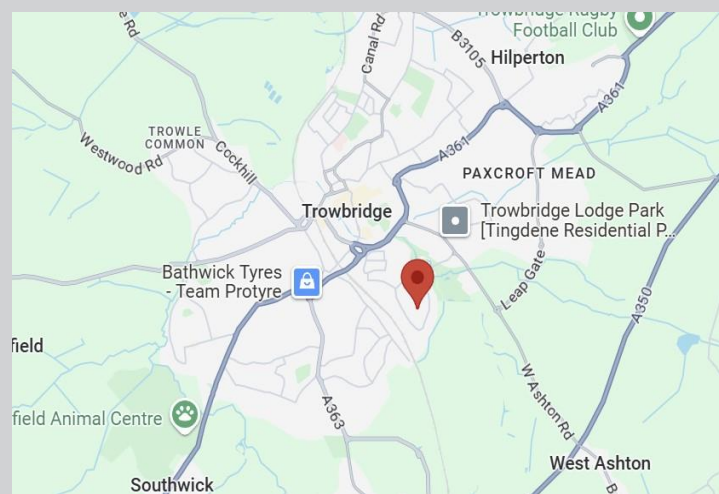
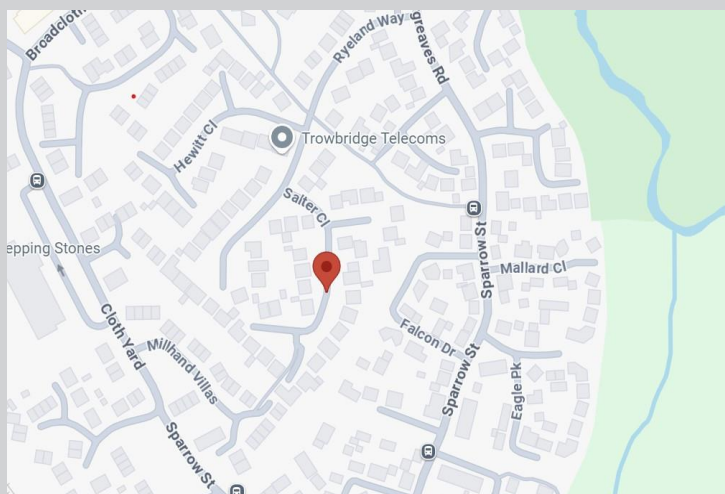


Ground Floor
Approx 67 sq m / 724 sq ft



First Floor
Approx 60 sq m / 643 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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