



**Wrights**  
01225 755553

Tower Close, Trowbridge, Wiltshire, BA14 9EP

£325,000

This spacious three bedroom detached home is located in a sought after cul-de-sac, ideally positioned within easy reach of a variety of primary and secondary schools, as well as Trowbridge railway station.

Features include a generous lounge, separate dining room, a downstairs cloakroom, three well proportioned bedrooms, an en-suite shower room and a family bathroom. Outside, the property benefits from a well maintained, enclosed rear garden, a garage, and driveway parking.

Offered to the market with no onward chain.

#### **Situation**

The property is located in a desirable cul-de-sac within walking distance of Trowbridge town centre and the railway station, and is conveniently close to a wide range of local amenities, including both Primary and Secondary schools.

As the county town of Wiltshire, Trowbridge offers excellent shopping and leisure facilities, a multiplex cinema, and a variety of pubs and restaurants.

For commuters, direct rail access to London is available from Westbury (approximately 5 miles away), with indirect services also running from Trowbridge station. The World Heritage City of Bath is just 15 miles away, renowned for its stunning architecture, vibrant shopping, and rich cultural attractions.



**Spacious three bedroom detached property**

**Sought after cul-de-sac location**

**Close to schools and Trowbridge railway station**

**Generous lounge and separate dining room**

**Downstairs W.C**

**Three well proportioned bedrooms**

**En-suite shower room and family bathroom**

**Well maintained garden**

**Garage and driveway parking**

**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu double glazed front door, wood laminate flooring, radiator and stairs to the first floor with storage cupboard under.

#### Lounge 15' 5" x 11' 1" (4.71m x 3.38m)

With two radiators, electric fire with wooden surround and two PVCu double glazed windows.

#### Cloakroom

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

#### Dining Room 9' 0" x 8' 11" (2.75m x 2.71m)

With radiator and PVCu double glazed window overlooking the garden.

#### Kitchen 9' 2" x 8' 1" (2.79m x 2.47m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, space for washing machine and under counter fridge and freezer, one and a half bowl sink/drain unit, radiator, PVCu double glazed window and PVCu door opening onto the garden.

### First Floor

#### Landing

With loft hatch and PVCu double glazed window.

#### Bedroom 1 9' 6" x 11' 3" (2.89m x 3.43m)

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

#### En-suite

With fully tiled walls, 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.

#### Bedroom 2 8' 1" x 11' 11" (2.47m x 3.62m)

With radiator and PVCu double glazed window.

#### Bedroom 3 10' 2" x 9' 1" (3.11m x 2.78m)

With radiator and PVCu double glazed window.

#### Shower Room

With fully tiled walls, white suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator, extractor fan, airing cupboard housing hot water cylinder and obscured PVCu double glazed window.

### Externally

#### To the front

To the front of the property, there is driveway parking for one vehicle in front of the garage, as well as an area laid to gravel with a range of shrubs. A gate also provides access to the rear garden

#### Garage 9' 0" x 16' 6" (2.74m x 5.03m)

With electric up and over door to the front, power light, eaves storage, wall mounted gas boiler and side door to the garden.

#### Garden

This charming, low maintenance garden features a well kept lawn with a central stone ornament, bordered by mature shrubs and flowerbeds. There is a separate patio seating area and a block paved path connects the kitchen to the rear of the garage, as well as the side gate, providing access to the front of the property,



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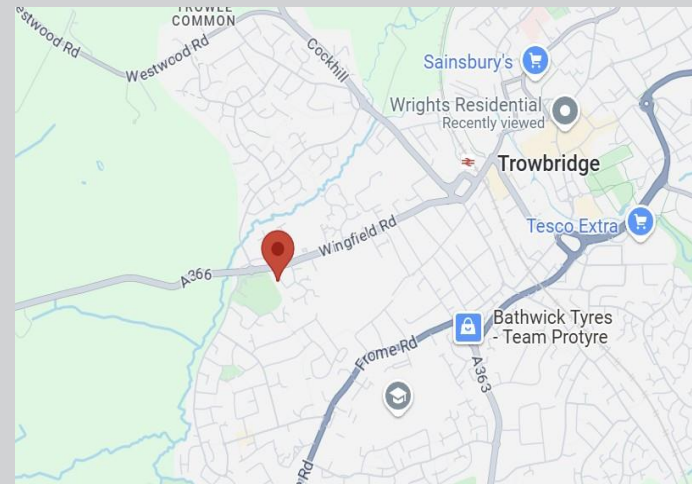
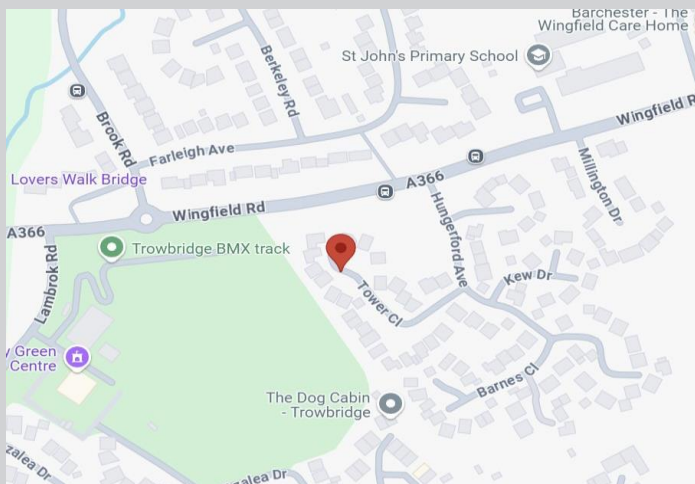
Approx Gross Internal Area  
99 sq m / 1062 sq ft



Ground Floor  
Approx 56 sq m / 601 sq ft

First Floor  
Approx 43 sq m / 461 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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