



Wrights
01225 755553

Toucan Street, Trowbridge, Wiltshire, BA14 7FY

£482,500

This beautifully presented five double bedroom detached property is situated on a substantial corner plot, with a large garden, fantastically designed for low maintenance and al fresco entertaining. Built by Wain Homes in 2016, the property is located within level walking distance of Trowbridge Town centre, cinema complex and restaurants, as well as both primary and secondary schools and Trowbridge railway station.

The well proportioned accommodation comprises entrance hall, cloakroom, spacious lounge, dining room, kitchen/diner and utility. There are five generous double bedrooms located on the first and second floors, as well as an en-suite to the master bedroom, Jack and Jill style en-suite to bedrooms four and five and the family bathroom.

Further features include gas central heating, PVCu double glazing, driveway parking for 2/3 vehicles, garage and a beautifully maintained, landscaped rear garden. Sold with the benefit of no onward chain.



**Beautifully presented
five double bedroom
property**

**Built by Wain Homes in
2016**

**Situated on a substantial
corner plot**

**Beautifully maintained
landscaped rear garden**

**Driveway parking for 2/3
vehicles**

**Garage with eaves
storage and rear door to
garden**

**Well proportioned living
accommodation**

Three bathrooms

**Walking distance to town
centre, railway station
and schools**

No onward chain



The property is well situated within the popular Southview Park development, within walking distance of Trowbridge town centre, railway station and both 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.

The property comprises

Ground Floor

Entrance Hall

With obscured glazed front door, wood effect vinyl flooring, stairs to the first floor with storage cupboard under, store room housing Megaflow pressurised hot water cylinder, double panel radiator and PVCu double glazed windows to both sides.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin, tiled splash backs, double panel radiator and obscured PVCu double glazed window to the rear.

Lounge 20' 10" x 11' 11" (6.34m x 3.64m)

This spacious, dual aspect room offers two double panel radiators, electric fire with attractive surround and marble hearth, television point, telephone point, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

Dining Room 11' 6" x 11' 5" (3.51m x 3.47m)

With wood effect vinyl flooring, television point, telephone point, double panel radiator and PVCu double glazed window to the front.

Kitchen/Diner 14' 0" x 12' 6" (4.27m x 3.80m)

With wood effect vinyl flooring, a range of matching high gloss eye level and base units, wood laminate worktops with tiled splash backs, one and a half bowl sink/drain, cupboard housing water softener, integrated double oven and four ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, matching island unit with wood laminate worktop, double panel radiator, inset ceiling spotlights, PVCu double glazed window to the rear and PVCu french doors opening into the rear garden.

Utility room 8' 8" x 4' 11" (2.63m x 1.51m)

With wood effect vinyl flooring, a range of high gloss eye level and base units, wood laminate worktops with tiled splash backs, sink/drain unit, cupboard housing Ideal gas boiler, space for washing machine, tumble dryer and additional appliance, extractor fan and door to the side garden.

First Floor

Landing

With double panel radiator and PVCu double glazed window to the front,

Master bedroom 16' 8" x 12' 2" (5.09m x 3.70m)

With a range of fitted wardrobes and drawers with concealed television, two double panel radiators and PVCu double glazed window to the front.

En-suite 12' 1" x 3' 8" (3.68m x 1.13m)

With white suite comprising double shower enclosure with mains shower, pedestal hand basin and close coupled W.C, tiled splash backs, heated towel rail, shaver socket, extractor fan and obscured PVCu double glazed window to the rear.

Bedroom 4 11' 2" x 9' 3" (3.41m x 2.81m)

With a range of fitted wardrobes and drawers, double panel radiator and PVCu double glazed window to the front.

Bedroom 5 11' 7" x 9' 2" (3.54m x 2.79m)

With double panel radiator and PVCu double glazed window to the side.

Family Bathroom 6' 3" x 6' 0" (1.90m x 1.83m)

With white suite comprising bath with shower attachment and mains shower over, pedestal hand basin, tiled splash backs and close coupled W.C, heated towel rail, shaver socket and extractor fan.

Second floor

Landing

With double panel radiator and Velux window to the rear.

Bedroom 3 17' 4" x 9' 6" (5.29m x 2.89m)

With two double panel radiators, a range of fitted wardrobes and drawers and PVCu double glazed dormer window to the front.

Bedroom 2 17' 5" x 12' 2" (5.32m x 3.71m)

With two double panel radiators, television point and PVCu double glazed dormer window to the front.

Jack and Jill En-suite 8' 11" x 6' 3" (2.72m x 1.90m)

With doors to both bedroom 4 and 5, a white suite comprising double shower enclosure with mains shower, pedestal hand basin and close coupled W.C, tiled splash backs, heated towel rail, shaver socket, extractor fan and large storage cupboard.

Externally

To the front

The expansive front garden is attractively laid with gravel and features raised planters filled with a variety of colourful and well maintained shrubs. A pathway leads to the front door, accompanied by an exterior light. The property also benefits from off road parking for two/three vehicles, with a combination of gravel and tarmac surfacing.

Garage 16' 7" x 8' 5" (5.06m x 2.57m)

With up and over door to the front, power, light, eaves storage and door to the rear.

To the rear

The generous landscaped rear garden measures approximately 12m x 12m and offers a private, low maintenance space, ideal for Al Fresco entertainment. There is a spacious patio seating area, accessed by french doors from both the lounge and the kitchen/diner, as well as areas laid to artificial lawn, a selection of well maintained shrubs and trees and a large decked seating area with pergola and detached cabin. There is also a storage shed, rear door to the garage, outside tap and a gate providing access to the side.

Detached Cabin 13' 7" x 5' 7" (4.15m x 1.70m)

With power, light, 2 windows and double doors opening onto the large decked seating area.

Tenure and Service Charges

The property is sold as Freehold. There is an annual service charge last paid at £191.57 in August 2024.

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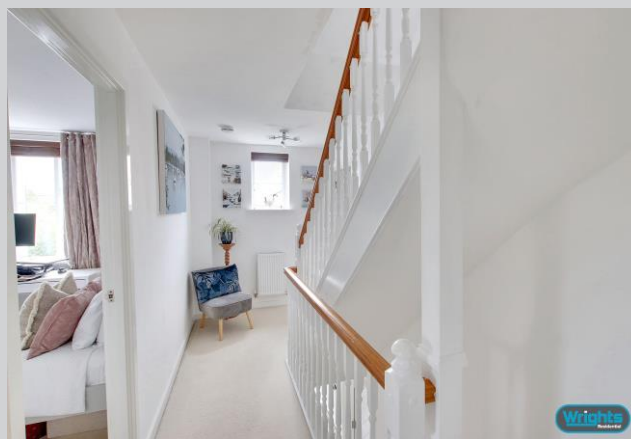
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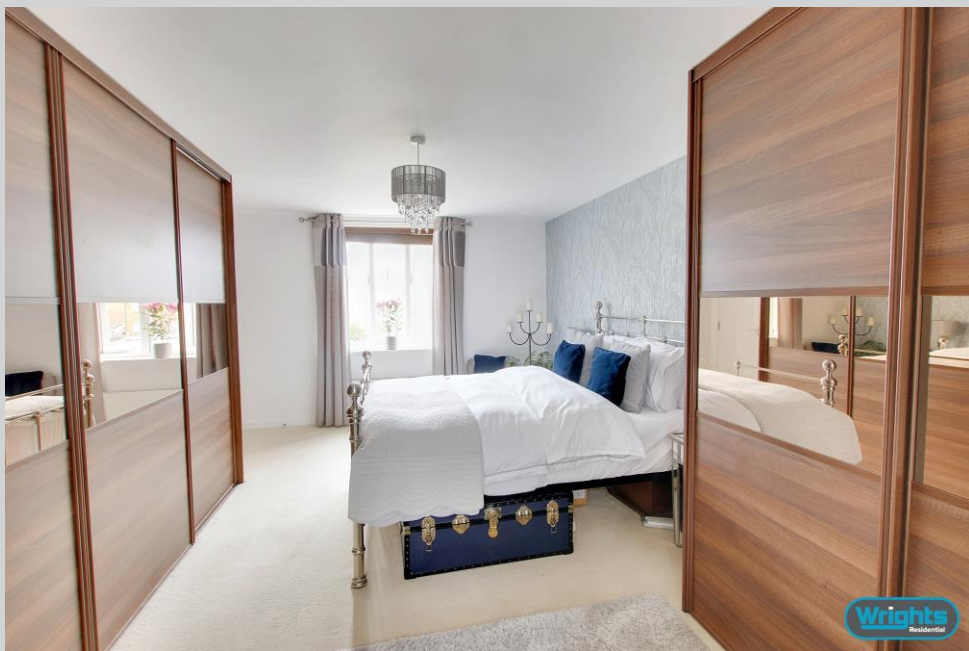


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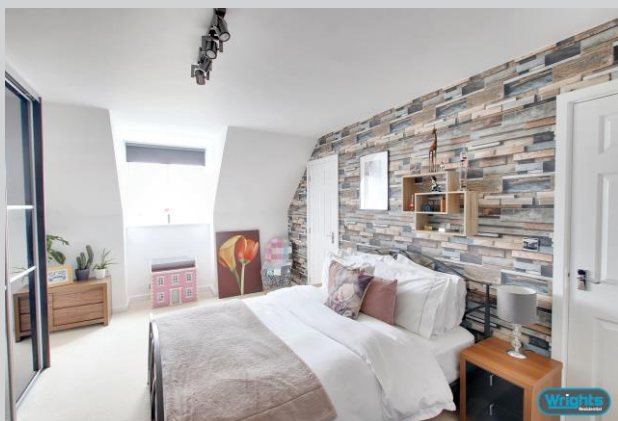
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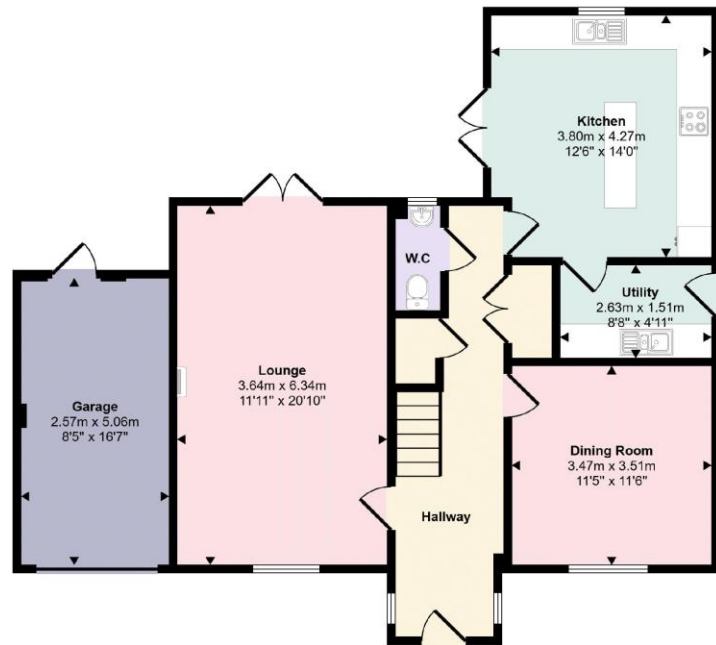


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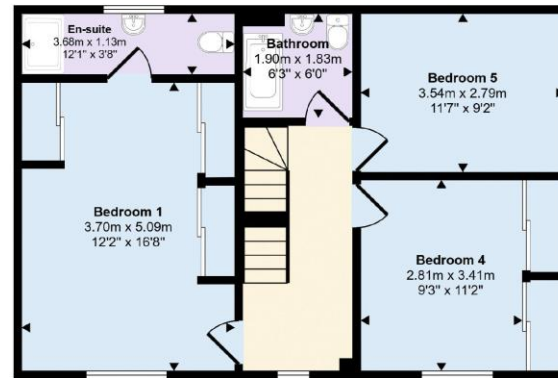
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Approx Gross Internal Area
198 sq m / 2129 sq ft

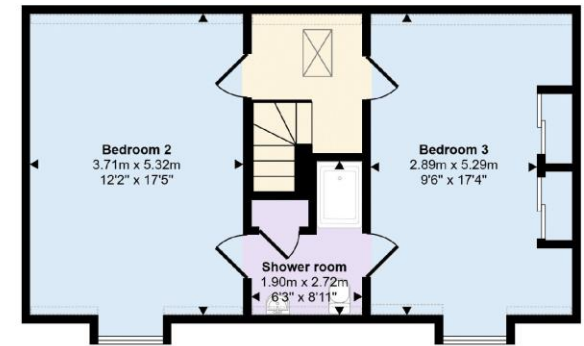


Ground Floor
Approx 87 sq m / 938 sq ft

Denotes head height below 1.5m



First Floor
Approx 60 sq m / 643 sq ft



Second Floor
Approx 51 sq m / 548 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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24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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