



Wrights
01225 755553

Jasmine Way, Trowbridge, Wiltshire, BA14 7SW

£439,950

This beautifully presented, extended four bedroom detached property is situated on a quiet cul-de-sac on the West Ashton side of Trowbridge.

The ground floor of the property features a fantastic open plan kitchen/family room, perfect for entertaining or relaxed family living - as well as two further spacious reception rooms. A high-quality shower room, a versatile utility/study, a separate laundry room, and garage/ store complete the ground floor layout. Upstairs there are four double bedrooms, two en-suite shower rooms and the family bathroom.

Externally, the property boasts driveway parking for several vehicles and a lovely enclosed rear garden.



Extended and beautifully presented four bedroom property

Quiet cul-de-sac location

Large kitchen/family room

Two further reception rooms

Laundry room

Situation

The property is situated on a cul-de-sac within the popular Lavender Fields development, just a 10 minute level walk from the town centre and offering easy access to Biss Meadows Country Park.

The town centre of Trowbridge provides 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 12 miles away, famed for its shopping, period buildings and many places of cultural interest.

Study/Utility room

Four bathrooms

Four double bedrooms

Garage (for storage) and driveway parking for several vehicles

Attractive enclosed rear garden



The property comprises

Ground Floor

Entrance Hall

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

Lounge 11' 3" x 16' 8" (3.44m x 5.07m) max

With radiator, inset ceiling spotlights and PVCu double glazed window to the front. Double doors to the dining room.

Dining Room 9' 7" x 12' 1" (2.91m x 3.68m) max

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

Kitchen/Family Room 19' 0" x 19' 3" (5.8m x 5.86m) max

With wood laminate flooring, a range of eye level and base units, island unit with breakfast bar, solid wood worktops, eye level double electric oven, 5 ring induction hob with extractor hood over, integrated fridge/freezer and dishwasher, ceramic sink/drainage unit, larder cupboard, two radiators, inset ceiling spotlights, PVCu double glazed windows to the front and rear and PVCu French doors opening onto the rear garden.

Laundry Room 13' 0" x 13' 3" (3.96m x 4.04m) max

With tiled flooring, a range of eye level and base units, space for washing machine and tumble drier, sink/drainage unit, radiator, inset ceiling spotlights and PVCu door to the front.

Shower Room

With tiled flooring, white suite comprising shower enclosure with electric shower, hand basin and W.C with vanity unit, heated towel rail, extractor fan, inset ceiling spotlights and obscured PVCu double glazed window to the front.

Utility room/Study 7' 4" x 9' 10" (2.23m x 3.00m) max

With tiled flooring, wall mounted electric heater, internal door to the garage, loft hatch (loft space is boarded with a pull down ladder) and PVCu door to the rear garden.

First Floor

Landing

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

Bedroom 1 18' 8" x 11' 3" (5.69m x 3.43m) max

With radiator, built in wardrobes, inset ceiling spotlights and PVCu double glazed window to the front.

En-suite

With white suite comprising shower enclosure with mains shower, hand basin and W.C with vanity unit, heated towel rail, extractor fan, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Bedroom 2 9' 0" x 13' 1" (2.75m x 3.99m)

With radiator and PVCu double glazed window to the front.

En-suite

With white suite comprising shower enclosure with mains rainfall shower, close coupled W.C and hand basin with vanity unit, shaver socket, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the side.

Bedroom 3 9' 1" x 11' 7" (2.77m x 3.54m)

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

Bedroom 4 8' 6" x 10' 5" (2.59m x 3.17m)

With wood laminate flooring, radiator, built in storage cupboard and PVCu double glazed window to the front.

Bathroom

With tiled flooring, four piece white suite comprising jacuzzi bath, shower enclosure with electric shower, W.C and hand basin, shaver socket, heated towel rail, linen cupboard, extractor fan, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Externally

To the front

A block paved driveway offers ample off road parking for several vehicles, complemented by a low maintenance area laid with slate chippings. Gated side access leads through to the rear garden.

Garage 8' 2" x 9' 5" (2.48m x 2.87m)

With electric roller door to the front, power, light and internal door to the rear.

To the rear

The enclosed rear garden features a generous patio seating area, perfect for outdoor dining and entertaining. An area laid to lawn is framed by two raised planters and borders finished with slate chippings. Additional benefits include an external power point, an outdoor tap, and a side pathway providing convenient access to the front of the property.

Tenure

The property is sold as freehold.

Council tax

The property is currently 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. The boiler is located in the loft and was installed in 2020. Please note that the Agent has not tested any appliances.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553





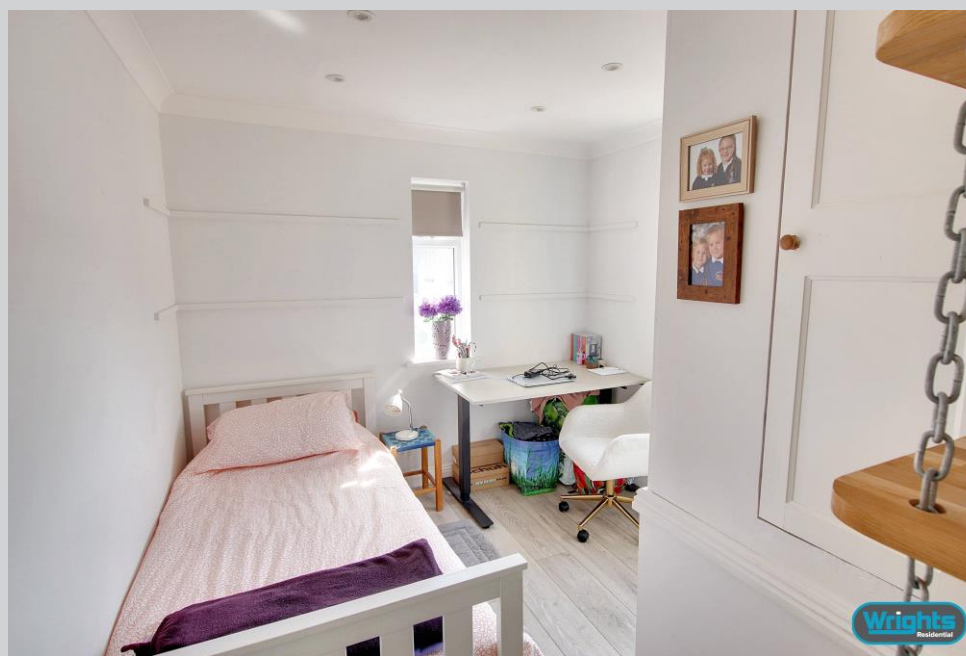


EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

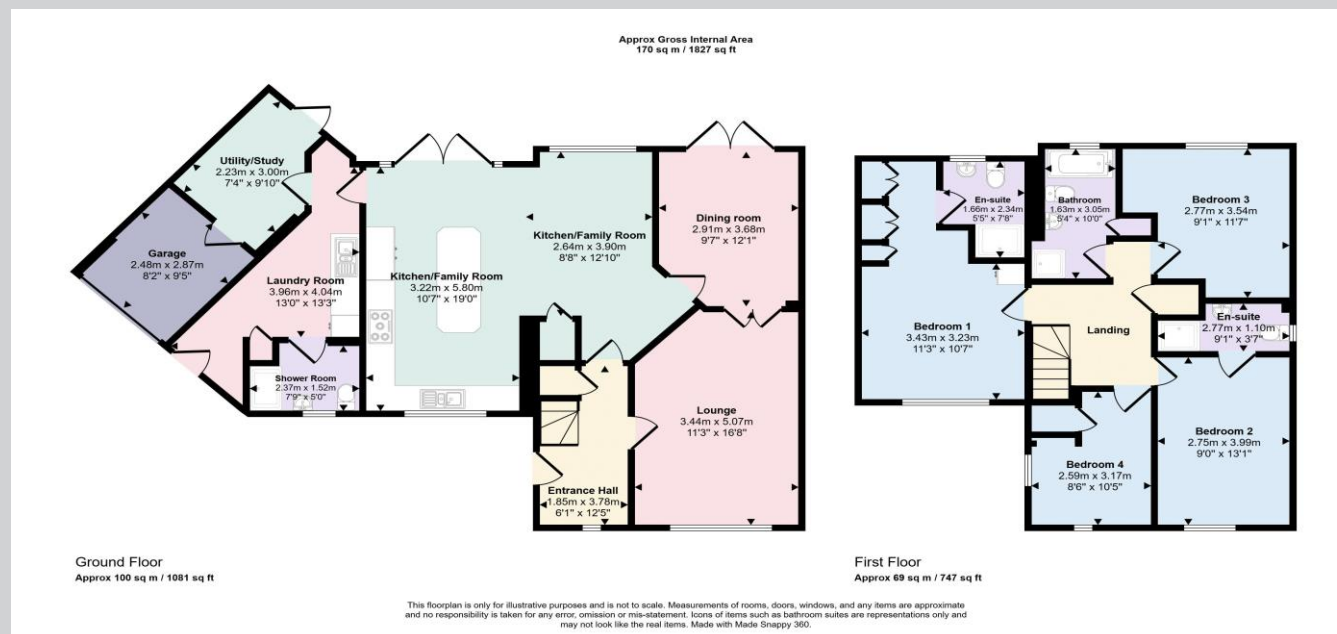
01225 755553

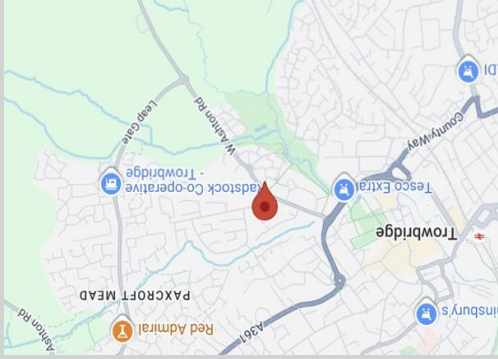
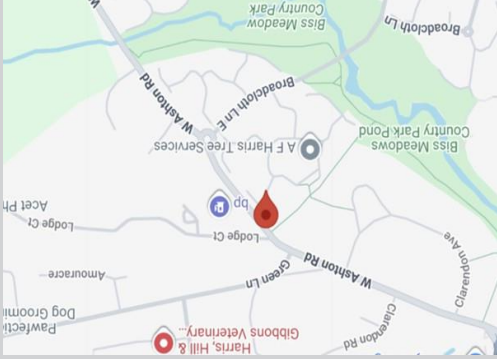


Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553





Wrights

T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.