



Wrights
01225 755553

Cleveland Gardens, Trowbridge, Wiltshire, BA14 7LX

£310,000

This attractive and generously proportioned two double bedroom semi detached property is set within the sought-after Cleveland Gardens, just a level walk from Trowbridge town centre.

On the ground floor, the home offers a light and airy lounge/diner, a spacious kitchen/breakfast room, and a delightful garden room with views over the private rear garden. A modern shower room with a walk-in rainfall shower completes the ground floor accommodation. Upstairs, you will find a large master bedroom with separate dressing area, a second spacious double bedroom and a convenient additional cloakroom.

Externally, the property boasts a beautifully sized rear garden, a large garage, and a gated driveway providing ample parking for several vehicles. Offered with no onward chain, this is a rare opportunity to acquire a spacious home in a prime location.

Situation

The property is situated on the desirable Hilperton side of Trowbridge. The town centre is within level walking distance, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Two double bedroom
semi detached property**

**Exceptionally spacious
and well proportioned**

Lounge/diner

Garden Room

Kitchen/breakfast room

**Ground floor shower
room and first floor W.C**

Generous rear garden

Large garage

**Driveway parking for
several vehicles**

No onward chain



The property comprises

Ground Floor

Entrance Hall

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

Shower Room

With white suite comprising large walk in shower enclosure with mains rainfall shower, pedestal hand basin and close coupled W.C, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Kitchen/Breakfast Room *11' 5" x 11' 2" (3.48m x 3.40m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, ceramic hob with extractor hood over, space for fridge/freezer and washing machines, built in storage cupboard with space for tumble drier, radiator, inset ceiling spotlights, PVCu door to the side and PVCu double glazed window to the rear.

Lounge/Diner *11' 10" x 23' 4" (3.61m x 7.10m) max*

With wood flooring, two radiators, wall mounted electric fire, PVCu double glazed window to the front and sliding patio doors to the garden room.

Garden Room *10' 1" x 7' 9" (3.08m x 2.35m)*

With tiled flooring, radiator, PVCu double glazed windows to the sides and rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With loft hatch and PVCu double glazed window to the side.

Bedroom 1 *12' 0" x 16' 1" (3.66m x 4.89m) plus dressing area*

With radiator, linen cupboard, dressing room area, eaves storage, PVCu double glazed window to the front and Velux window to the rear.

Bedroom 2 *9' 3" x 10' 11" (2.81m x 3.34m)*

With radiator and PVCu double glazed window to the side.

Cloakroom

With low level W.C, hand basin, radiator and Velux window to the front.

Externally

To the front

The property is approached via a gated driveway, which provides ample off-road parking and leads to a large garage. The front garden is mainly laid to gravel, with a path leading to the front door and gated access to the rear garden.

Garage

The spacious detached garage offers room for a workshop area to the rear, with power, light, an up and over door to the front and side door to the rear garden.

To the rear

The property benefits from a spacious and private rear garden, mainly laid to lawn and enclosed by timber fencing. A paved patio area provides space for outdoor seating and entertaining, while established shrubs and fruiting plants add character and greenery. To the side, there is a greenhouse and timber shed, ideal for keen gardeners or those looking for extra storage. The garden offers plenty of scope for personalisation and landscaping, making it a versatile outdoor space.

Tenure

The property is sold as freehold.

Council tax

The property is in council tax band C.



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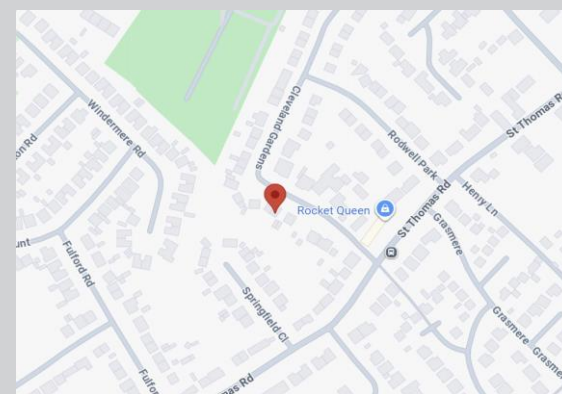
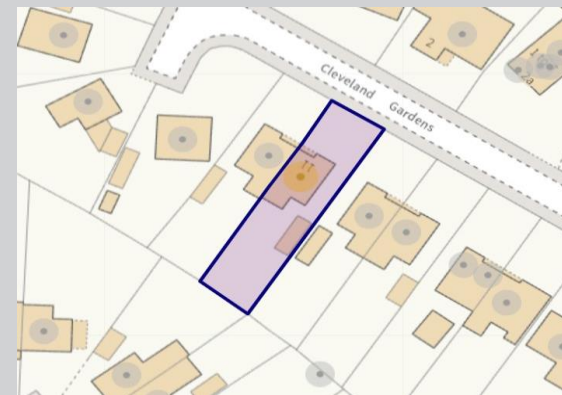


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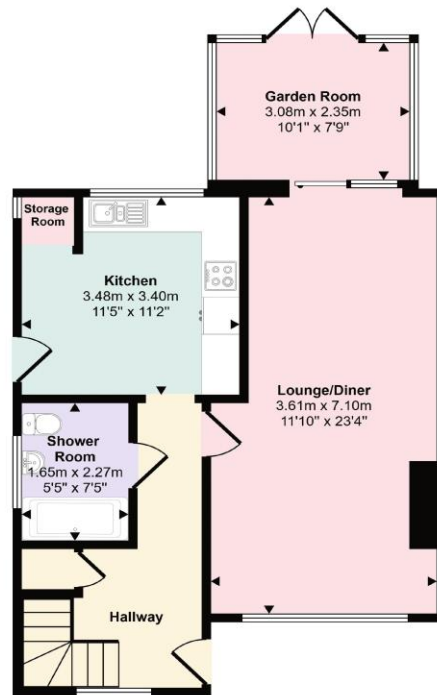


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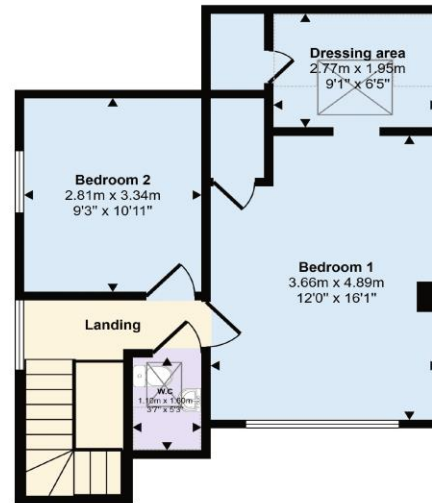
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Approx Gross Internal Area
124 sq m / 1338 sq ft

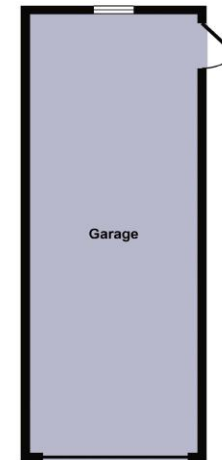


Ground Floor
Approx 59 sq m / 633 sq ft

 Denotes head height below 1.5m



First Floor
Approx 45 sq m / 488 sq ft



Garage
Approx 20 sq m / 218 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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