



Wrights
01225 755553

Cadby Close, Trowbridge, Wiltshire, BA14 7DS

£375,000

Situated on a quiet cul-de-sac within the sought after Green Lane area of Trowbridge, this spacious four bedroom semi-detached property is beautifully presented throughout. The ground floor comprises a generous lounge, a bright garden room, and a large kitchen/dining room, ideal for modern family living. Upstairs, the property benefits from four well proportioned bedrooms, including a master with en-suite, along with a high-quality family shower room.

Externally, the home features a substantial block paved driveway providing ample parking to the front, while the enclosed rear garden has been designed for ease of maintenance, with artificial lawn and patio areas.

Situation

The property is situated on a quiet cul-de-sac within the desirable Green Lane area of Trowbridge. The County town 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious four bedroom
semi detached property**

Generous lounge

Garden room

**Large kitchen/Dining
room**

**En-suite bathroom to
master bedroom**

**Well appointed family
shower room**

**Gas central heating and
PVCu double glazing**

**Large block paved
driveway**

Garage

**Low maintenance rear
garden**



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The property comprises

Ground Floor

Entrance Porch

With composite front door, tiled flooring and obscured PVCu double glazed window to the front.

Hallway

With tiled flooring, radiator and stairs to the first floor.

Lounge *12' 8" x 23' 0" (3.87m x 7.01m) max*

With wood laminate flooring, two radiators, wall mounted electric fire and PVCu double glazed window to the front.

Garden Room *8' 10" x 10' 7" (2.69m x 3.23m) max*

With parquet flooring, radiator, PVCu double glazed windows and PVCu French doors opening onto the rear garden.

Kitchen *9' 5" x 8' 6" (2.87m x 2.59m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink/drainage unit, integrated eye level double oven, induction hob with extractor hood over, integrated fridge and washing machine, cupboard housing space for fridge/freezer and PVCu double glazed window to the rear. Open plan into dining room.

Dining Room *8' 3" x 13' 9" (2.51m x 4.19m)*

With wood laminate flooring, radiator and PVCu sliding patio doors to the rear garden.

First Floor

Landing

With airing cupboard housing gas boiler and loft hatch.

Bedroom 1 *7' 7" x 20' 11" (2.31m x 6.37m)*

With wood laminate flooring, radiator, inset ceiling spotlights and PVCu double glazed window to the front.

En-suite

With tiled flooring, white suite comprising freestanding bath, W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and Velux window.

Bedroom 2 *10' 11" x 13' 0" (3.33m x 3.96m)*

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

Bedroom 3 *10' 11" x 9' 8" (3.34m x 2.95m)*

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

Bedroom 4 *8' 4" x 8' 11" (2.54m x 2.71m)*

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

Shower Room

With fully tiled flooring and walls, suite comprising large walk in rainfall shower, W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and two obscured PVCu double glazed windows to the rear.

Externally

To the front

A generous block paved driveway provides off road parking for several vehicles in front of the garage. There is also gated side access to the rear garden.

Garage 7' 11" x 18' 8" (2.41m x 5.68m)

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

To the rear

The property includes a fully enclosed rear garden designed for low maintenance, laid mainly to artificial lawn with a paved patio area. Additional features include a decked seating area, a pergola, and a built-in barbecue, with space for outdoor furniture and storage.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band C.

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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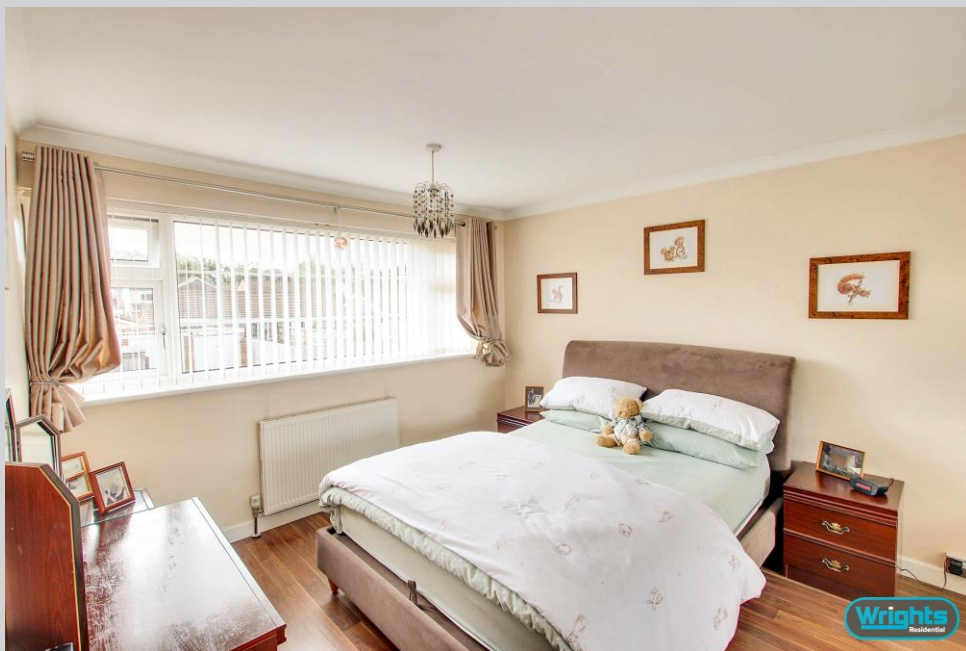


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Approx Gross Internal Area
143 sq m / 1542 sq ft



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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