



Wrights
Residential

Wrights
01225 755553

Charnwood Road, Trowbridge, Wiltshire, BA14 9DE

£375,000

This spacious four bedroom semi detached property is situated within the sought after Broadmead development, within easy reach of schools and Trowbridge railway station. Features include a spacious lounge/diner, conservatory, spacious utility room and boot room, downstairs cloakroom, en-suite shower room, driveway parking for 2/3 vehicles, garage and a well maintained and private rear garden.

Viewing recommended!

Situation

The property is situated on the sought after Broadmead estate, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, 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.



Four bedroom semi detached property

**Lounge/Diner
Conservatory**

Spacious Utility and Boot Room

Downstairs W.C

En-suite shower room
Driveway parking for 2/3 vehicles
Garage
Private enclosed rear garden
Viewing recommended!



The property comprises

Ground Floor

Entrance Hall

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

Lounge/Diner

21' 5" x 12' 11" (6.52m x 3.93m) max

With two radiators, PVCu double glazed window to the front and PVCu sliding patio doors to the Conservatory.

Conservatory

10' 11" x 11' 10" (3.32m x 3.60m)

Of PVCu construction with radiator and french doors to the garden.

Kitchen

10' 10" x 9' 8" (3.31m x 2.94m)

With a range of eye level and base units, worktops with upstands, integrated gas oven and 5 ring gas hob with extractor hood over, integrated fridge and dishwasher, one and a half bowl sink/drainer unit and PVCu double glazed window to the rear.

Utility room

6' 9" x 14' 9" (2.07m x 4.49m)

With a range of eye level and base units, worktops over, sink/drainer unit, integrated fridge, freestanding freezer, washing machine and tumble drier, PVCu double glazed window to the side and side door to the garden.

Rear Lobby

With shelf unit and eye level units.

Cloakroom

With suite comprising W.C and hand basin and PVCu double glazed window to the side.

Boot Room

6' 4" x 11' 11" (1.94m x 3.62m) max

With a range of eye level and base units, worktops over, Belfast sink unit and PVCu double glazed window to the side.

First Floor

Landing

With large airing cupboard housing Worcester gas boiler and hot water cylinder and loft hatch (the loft is part boarded with a light and pull down ladder).

Bedroom 1

11' 6" x 11' 10" (3.50m x 3.60m)

With radiator and PVCu double glazed window to the front.

Bedroom 2

11' 8" x 8' 10" (3.55m x 2.69m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

7' 1" x 17' 1" (2.17m x 5.20m)

With radiator and PVCu double glazed window to the front.

En-suite

With large shower enclosure with mains shower and pedestal hand basin, fully tiled walls, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Bedroom 4

8' 9" x 8' 7" (2.67m x 2.62m) max

With radiator and PVCu double glazed window to the front.

Bathroom

With suite comprising whirlpool bath with mains power shower over, pedestal hand basin, radiator, fully tiled walls, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

W.C

With fully tiled walls, low level W.C, inset ceiling spotlights and extractor fan.

Externally**To the front**

A generous block paved driveway provides off road parking to the front of the property.

Garage

6' 11" x 15' 1" (2.12m x 4.61m)

With power, light, roller door to the front and internal door to the Utility Room.

To the rear

The well-maintained rear garden is fully enclosed and offers a high degree of privacy, with an area laid to lawn, a patio seating area and a garden shed.

Council tax

The property is currently in council tax band D.

Tenure

The property is sold as Freehold

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 - 1000Mbps

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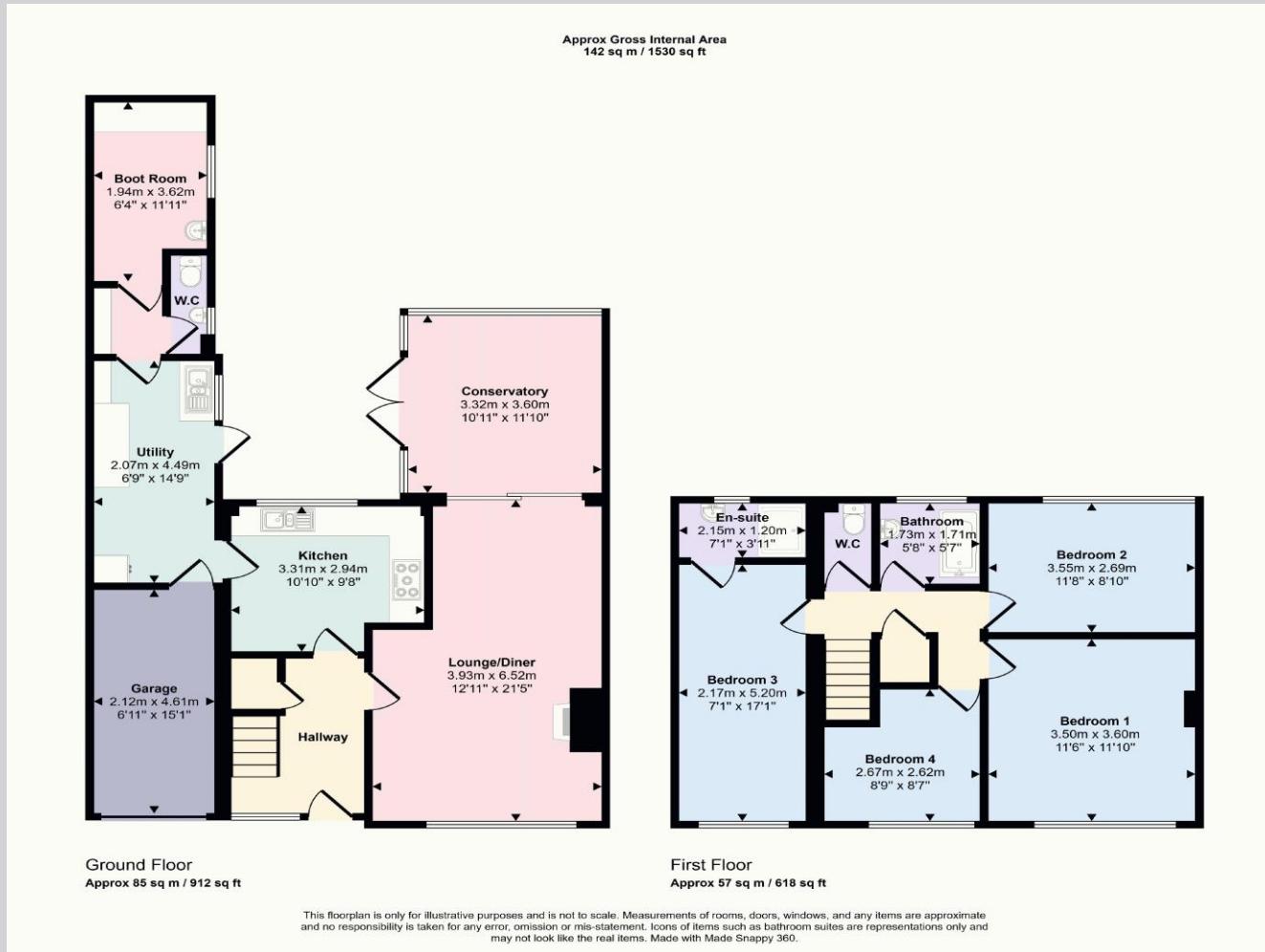
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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

Disclaimer

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
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The logo for Wright Residential. The word "Wright" is written in a bold, blue, sans-serif font. The "W" is capitalized and the "r" is lowercase. The "t" is capitalized and the "h" is lowercase. The "g" is capitalized and the "h" is lowercase. The "i" is lowercase and the "g" is lowercase. The "h" is lowercase and the "t" is lowercase. The "s" is lowercase and the "t" is lowercase.