



4 Marden Walk
Trowbridge BA14 0XR

Monthly Rental Of £1,600



Four bedroom detached property

Newly renovated

Downstairs W.C

Private enclosed rear garden

This spacious, newly renovated four bedroom detached property with double garage is situated in a quiet cul-de-sac within the popular Wiltshire Drive area. The property offers two spacious reception rooms, a newly fitted kitchen/diner, downstairs W.C, four well proportioned bedrooms, en-suite shower room and family bathroom. Further features include gas central heating, PVCu double glazing, a private enclosed rear garden, double garage and driveway parking for two vehicles. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

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

Cloakroom

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

Lounge 20' 0" x 11' 6" (6.09m x 3.51m)

With radiators, gas fire with surround, PVCu double glazed window to the front and patio doors to the rear, opens into...

Dining Room 10' 10" x 8' 10" (3.29m x 2.70m)

With radiator and PVCu double glazed window to the rear.

Kitchen/Breakfast Room 16' 8" x 8' 8" (5.08m x 2.65m)

With a range of wall and base units, worktops over with tiled splash backs, integrated electric oven and gas hob with extractor hood, space for fridge/freezer, dishwasher and washing machine, wall mounted gas boiler, one and a half bowl sink/drainer and separate inset sink unit, PVCu door to the side and PVCu double glazed windows to the side and rear.

First Floor

Galleried landing

With radiator, airing cupboard and PVCu double glazed window to the front.

Bedroom 1 11' 6" x 11' 0" (3.50m x 3.35m)

With radiator and PVCu double glazed window to the rear.

En-suite

With white suite comprising shower enclosure with mains shower, pedestal hand basin and W.C,

Cul-de-sac location

Kitchen/Diner

En-suite shower room and family bathroom

Double garage and driveway parking

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

Bedroom 2 11' 4" x 12' 7" (3.46m x 3.83m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 10' 5" x 8' 2" (3.18m x 2.48m)

With radiator and PVCu double glazed window to the front.

Bedroom 4 8' 0" x 6' 8" (2.43m x 2.04m) max

With radiator and PVCu double glazed window to the front.

Bathroom

With suite comprising bath with shower attachment over, pedestal hand basin and W.C, radiator and obscured PVCu double glazed window to the side.

Externally

Double Garage 17' 0" x 16' 1" (5.17m x 4.89m)

With power, light, electric up and over door to the front and door to the side.

Driveway

Providing off road parking for two vehicles.

Rear garden

The private enclosed garden is mainly laid to lawn with an outside tap and summer house. Gates to both sides provide access to the front of the property.

Council tax

The property is currently in council tax band E.

Energy Performance

The current EPC rating is C (70)

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.



