



**Wrights**  
01225 755553

Newtown, Trowbridge, Wiltshire, BA14 0BA

£275,000

This exceptionally spacious four bedroom home is situated within easy reach of Trowbridge town centre and railway station and offers a private courtyard garden as well as an additional huge detached garden. Features include three spacious reception rooms, four double bedrooms, family bathroom, en-suite shower room to master bedroom and additional W.C, gas central heating and PVCu double glazing. On road parking (non allocated).

Sold with the benefit of no onward chain.

### Situation

The property is situated 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 double bedroom home**

**Exceptionally spacious**

**Three reception rooms**

**Three bathrooms**

**Gas central heating**

**PVCu double glazing**

**Enclosed courtyard garden**

**Additional exceptionally large detached garden**

**Situated within easy reach of Trowbridge town centre and railway station**

**No onward chain**



## The property comprises

### Hallway

With wooden front door, wood flooring, radiator and exposed ceiling beams.

### Lounge

*14' 11" x 12' 0" (4.54m x 3.66m)*

With wood flooring, radiator, feature wood burning stove, exposed ceiling beams and PVCu double glazed window to the front with wooden shutters.

### Dining Room

*19' 2" x 9' 10" (5.85m x 2.99m)*

With wood flooring, radiator, large storage cupboard/pantry under the stairs and sliding patio doors to the rear garden.

### Kitchen

*20' 4" x 5' 6" (6.20m x 1.67m)*

With tiled floor, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, range cooker with extractor hood over, freestanding fridge, washing machine and microwave, radiator and two PVCu double glazed windows to the side.

### Rear Hall/Utility

With tiled floor, radiator, freestanding freezer, PVCu double glazed window to the side and PVCu back door.

## First Floor

### Landing

With stairs to the second floor.

### Bedroom 2

*13' 3" x 10' 11" (4.03m x 3.33m) max*

With radiator, feature exposed brick wall, exposed ceiling beams and PVCu double glazed window to the front.

### Bedroom 3

*12' 11" x 8' 0" (3.93m x 2.43m)*

With built in wardrobe, radiator, hand basin and PVCu double glazed window to the front.

### Bedroom 4

*10' 0" x 9' 11" (3.05m x 3.02m)*

With radiator, exposed ceiling beams and PVCu double glazed window to the rear.

### En-suite

With W.C, hand basin, extractor fan and obscured PVCu double glazed window to the rear.

### Family Bathroom

With white suite comprising bath with mains shower over, W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the rear.

## Second floor

### Living Room 19' 4" x 13' 0" (5.89m x 3.97m)

With radiator, exposed ceiling beams, feature fireplace and PVCu double glazed window to the front.

### Bedroom 1 13' 9" x 13' 9" (4.19m x 4.18m)

With wood flooring, radiator, exposed ceiling beam and PVCu double glazed window to the rear.

### En-suite

With tiled floor, suite comprising shower enclosure with electric shower, W.C and hand basin with vanity unit under, heated towel rail, airing cupboard housing hot water tank and extractor fan.

## Externally

The private encoded rear garden is laid to patio with a gate providing access to the rear. The property also comes with an exceptionally spacious detached garden, access via a path to the rear. This enclosed garden is mainly laid to lawn with two storage sheds and a greenhouse..

## Council tax

The property is currently in council tax band B.

## Tenure

The property is sold as freehold.

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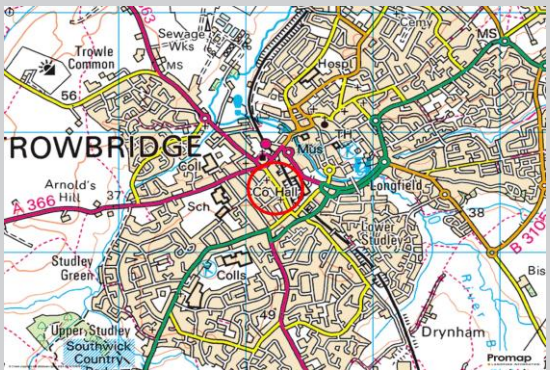
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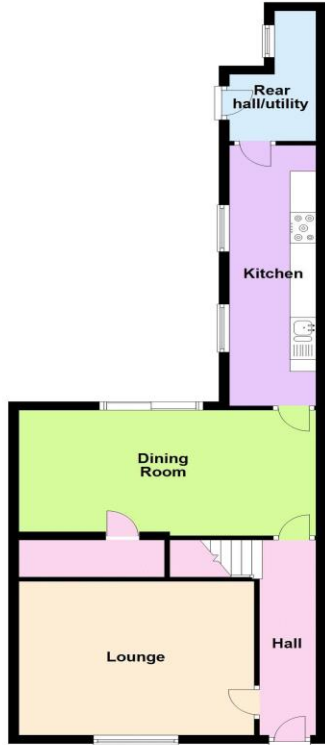
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**Ground Floor**  
Approx. 59.1 sq. metres (635.7 sq. feet)



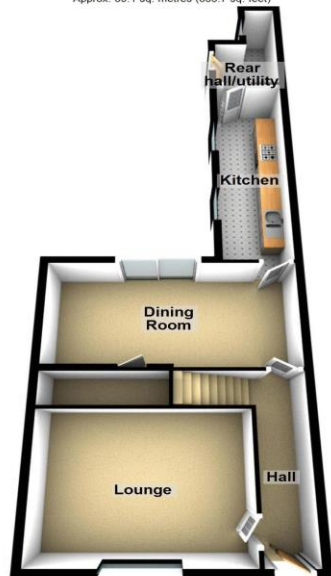
**First Floor**  
Approx. 47.2 sq. metres (507.9 sq. feet)



**Second Floor**  
Approx. 43.4 sq. metres (467.3 sq. feet)



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