



## 78 Azalea Drive Trowbridge BA14 9GG

- Well Presented Three Bedroom Detached Family Home
- Close to Park, Railway Station, Schools & Town Centre
- Living Room & Dining Room
- Cloakroom, En Suite & Bathroom
- Garage & Driveway Providing Parking
- Corner Plot, Tucked Away in a Well Regarded Area off the Wingfield Road
- Deceptively Spacious Accommodation
- Good Sized Upgraded Kitchen
- Good Sized South-East Facing Garden
- Viewing Highly Recommended

**Offers Over £310,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured glazed panelled door and window to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Wood effect flooring and coving. Panelled doors off and into:

### Cloakroom

UPVC double glazed porthole window to the front. Radiator. Pedestal wash hand basin and w/c. Wood effect flooring. Extractor fan.

### Living Room

15'11" x 10'11" (4.85 x 3.33)

UPVC double glazed window to the front. Radiator. Feature fireplace. Television point. Coving. Opening to the:

### Dining Room

10'6" x 8'11" (3.20 x 2.72)

UPVC double glazed sliding patio doors to the rear. Radiator. Coving. Panelled door to the:

### Kitchen

10'6" x 9'2" (3.20 x 2.79)

UPVC double glazed window to the rear. Radiator. Selection of wall and base mounted units with tiled surrounds and wood effect rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in Neff electric oven and four-ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Wall mounted boiler. Vinyl flooring. Obscured double glazed panelled door to the side. Panelled door to the entrance hall.

## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Access to loft space. Panelled doors off and into:

### Bedroom One

13'2" x 11'6" (4.01 x 3.51)

UPVC double glazed window to the front. Radiator. Built-in wardrobes, dressing table and high level cupboards. Panelled door to the:

### En Suite Shower Room

UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle, pedestal wash hand basin and w/c. Shaving point and extractor fan. Wood effect flooring.

### Bedroom Two

11'5" x 10'4" (3.48 x 3.15)

UPVC double glazed window to the rear. Radiator.

### Bedroom Three

10'7" x 7'1" (3.23 x 2.16)

UPVC double glazed window to the rear. Radiator. Freestanding wardrobe remaining.

### Family Bathroom

UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Shaving point and extractor fan. Vinyl flooring. Airing cupboard housing hot water tank.

## EXTERNALLY

### To The Front

Path to the front door with entrance light. Area laid to lawn with hedgerow enclosing. Tarmac and block paved driveway providing off road parking. Gated side pedestrian access to the rear garden.

### To The Rear

Good sized enclosed south-east facing garden with private aspect comprising paved patio area to the immediate rear with pergola, area laid to lawn and well stocked, established mixed borders with a variety of plants and shrubs. Small greenhouse. Outside tap, light and power point. All enclosed by fencing.

### Garage

17'0" x 8'7" (5.18 x 2.62)

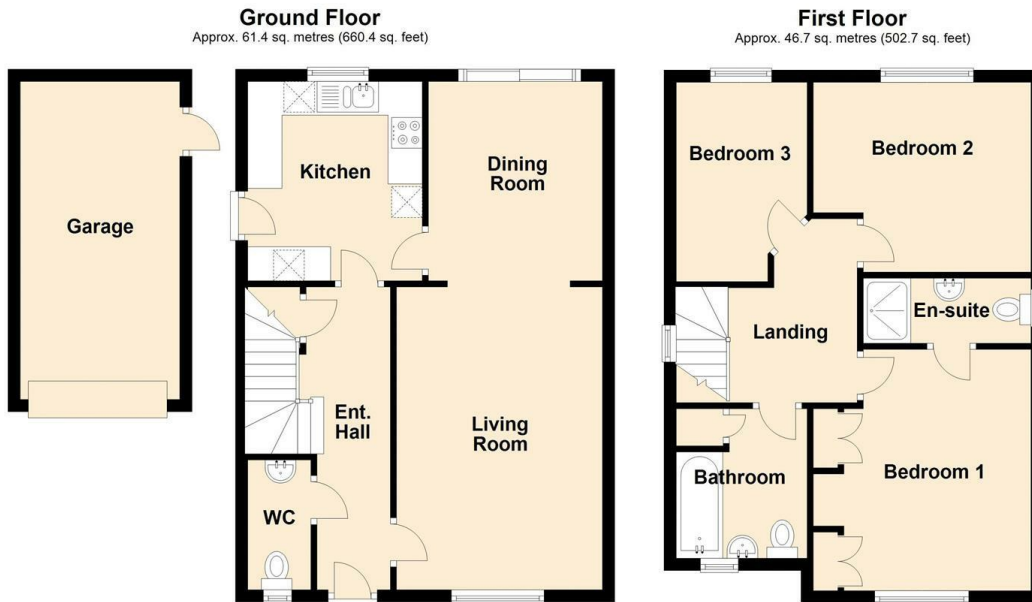
Up and over door to the front. Power and lighting. Eaves storage. Personal door to the side.

### SOLAR PANELS:

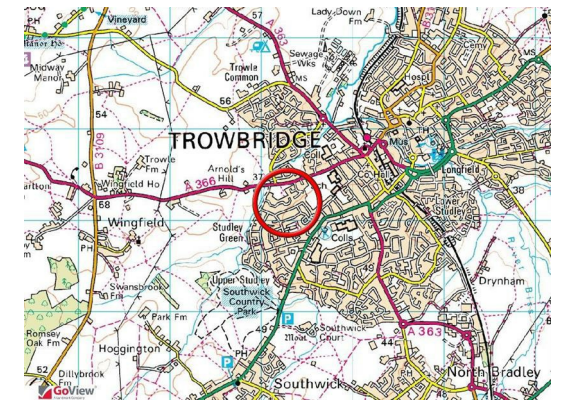
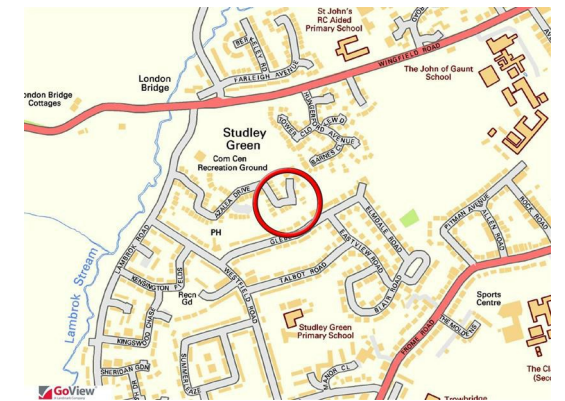
Leasehold - 25 years from 2012



Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **C**



Total area: approx. 108.1 sq. metres (1163.1 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.