



55a Victoria Road,
Trowbridge, Wiltshire, BA14 7LD



KINGSTONS

Guide Price £730,000

A fantastic opportunity to purchase a beautifully presented detached family home situated on a substantial plot boasting large south-east facing gardens, on the highly regarded Victoria Road on the Hilperton side of town. This spacious executive home features entrance hall, sitting/dining room, living room with feature fireplace, large conservatory with French doors onto gardens, family room open plan to kitchen, utility room, cloakroom, four double bedrooms and office/bedroom 5, en-suite shower room to master bedroom, Jack & Jill en suite shower room and family bathroom. The property also features a 12m x 4m loft space suitable for conversion subject to the usual consents. Additional benefits include UPVC double glazing, gas central heating, large double garage, extensive driveway providing plenty of parking and large sized well-tended private landscaped gardens with mature trees and stone walling. Properties of this calibre, in this sought after road seldom come to the market and viewing is highly recommended to appreciate the accommodation and grounds this property has to offer.



LOCATION

The property is located in the county town of Trowbridge which provides a full range of retail outlets together with many amenities to include new cinema complex, restaurants, a sports centre and a railway station which gives access to Bradford on Avon and the nearby cities of Bath and Bristol; and London. Bath, approximately 10 miles away, also provides a full range of retail outlets together with the Theatre Royal. There are also 2 primary and 2 secondary schools within walking distance, including St Augustine's Catholic School; St Laurence School in Bradford on Avon, and a good selection of private schools within the city of Bath, to include King Edwards and Monkton Combe.



**All measurements are approximate.
ACCOMMODATION**

Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Stairs to the first floor with cupboard under. Alarm panel. Coving. Smoke alarm. Telephone point. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin and w/c. Tiled flooring and coving.

Sitting/Dining Room 12' 11" x 10' 9" (3.93m x 3.27m)

UPVC double glazed window to the front. Radiator. Wall lights and coving. Bi-fold doors to the:

Living Room 20' 3" x 14' 1" (6.17m x 4.29m) max

UPVC double glazed window to the rear. Two radiators. Feature stone fireplace with living flame gas fire inset. Television point. Wall lights and coving. UPVC double glazed French doors to the:

Conservatory 20' 3" x 10' 6" (6.17m x 3.20m)

UPVC double glazed windows and French doors to the rear garden. Tiled flooring. UPVC double glazed French doors to the:

Family Room 15' 2" x 10' 1" (4.62m x 3.07m)

Radiator. Tiled flooring and coving. Television and telephone points. Panelled door to the hall. Panelled door to the utility room. Door to the garage. Archway to the:

Kitchen 10' 1" x 9' 8" (3.07m x 2.94m)

UPVC double glazed window to the rear. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Stainless steel DeDietrich range cooker with stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Tiled flooring and inset ceiling spotlights.

Utility Room 9' 8" x 7' 2" (2.94m x 2.18m)

Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit. Plumbing for washing machine. Space for dryer. Tiled flooring. Fuse box. Heating controls. Extractor fan. Double glazed door to the side.

FIRST FLOOR

Galleried Landing

UPVC double glazed window to the front. Radiator. Access to part boarded loft space with ladder and light. Coving. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank.

Bedroom One 18' 3" x 13' 4" (5.56m x 4.06m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with bi-fold doors enclosing and spotlights over. Built-in run of wardrobes. Coving. Television and telephone points. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c. Coving. Shaving point and extractor fan.

Bedroom Two 12' 7" x 11' 8" (3.83m x 3.55m)

UPVC double glazed window to the rear. Radiator. Coving. Television and telephone points.

Bedroom Three 12' 3" x 11' 10" (3.73m x 3.60m)

UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes. Coving. Pedestal wash hand basin with spotlights over. Shaving point. Television and telephone points. Panelled door to the:

Jack & Jill Shower Room

Obscured UPVC double glazed window to the side. Towel radiator. Two piece white suite with part tiled surrounds comprising corner shower cubicle with shower over and door enclosing; and w/c. Tiled flooring and coving. Extractor fan. Panelled door to:

Bedroom Four 12' 3" x 8' 11" (3.73m x 2.72m) min

UPVC double glazed window to the front. Radiator. Pedestal wash hand basin with spotlights over. Shaving point. Television and telephone points. Panelled door to the landing.

Bedroom Five/Office 8' 6" x 7' 6" (2.59m x 2.28m)

UPVC double glazed window to the rear. Radiator. Coving. Television and telephone points.

Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c. Tiled flooring and coving. Extractor fan. Shaving point. Built-in storage unit.

Loft Space 39' 10" x 14' 3" (12.13m x 4.34m)

Potential for conversion.

EXTERNALLY

To The Front

Double five bar gates leading large block paved driveway providing off road parking for several vehicles. Storm porch over front door with entrance light. Areas laid to lawn with mature trees. Gated side pedestrian access to both sides. All enclosed by fencing and walling.

To The Rear

Extensive, beautifully tended south-east facing garden comprising large paved patio area across the rear of the property with dwarf wall enclosing, steps up to large area laid to lawn with a variety of shrubs and trees including cooking and eating apple trees; paved patio with 8ft x 8ft gazebo and paved patio area with 12ft x 8ft garden shed. Outside tap, water butts and power points. All enclosed by high stone walling and fencing.

Double Garage 19' 10" x 19' 8" (6.04m x 5.99m)

Hormann electric garage doors to the front. Power and lighting. Wall mounted Viessmann boiler. Door to the family room.

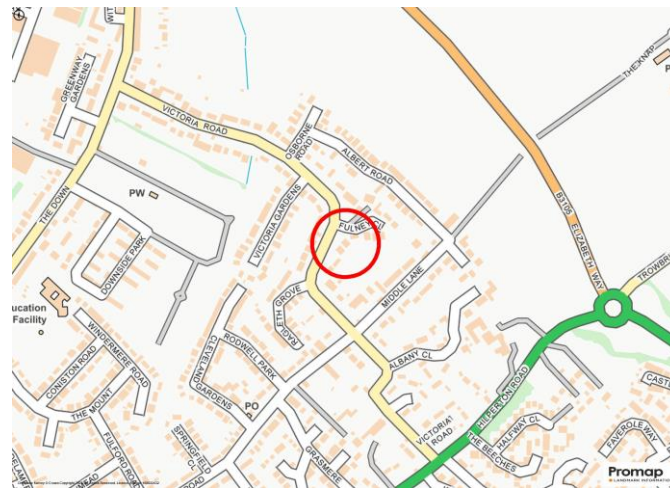
TENURE: Freehold

COUNCIL TAX BAND: G

Directions: From our office in Fore Street, proceed down Wicker Hill and bear right into Hill Street, follow the signs for 'through traffic'. Follow the round around to the left into Union Street and then take the first right into St. Thomas Road. At the roundabout turn right into The Halve. At the next roundabout turn left into Hilperton Road. Take the third left into Victoria Road and the property can be found on the right hand side.



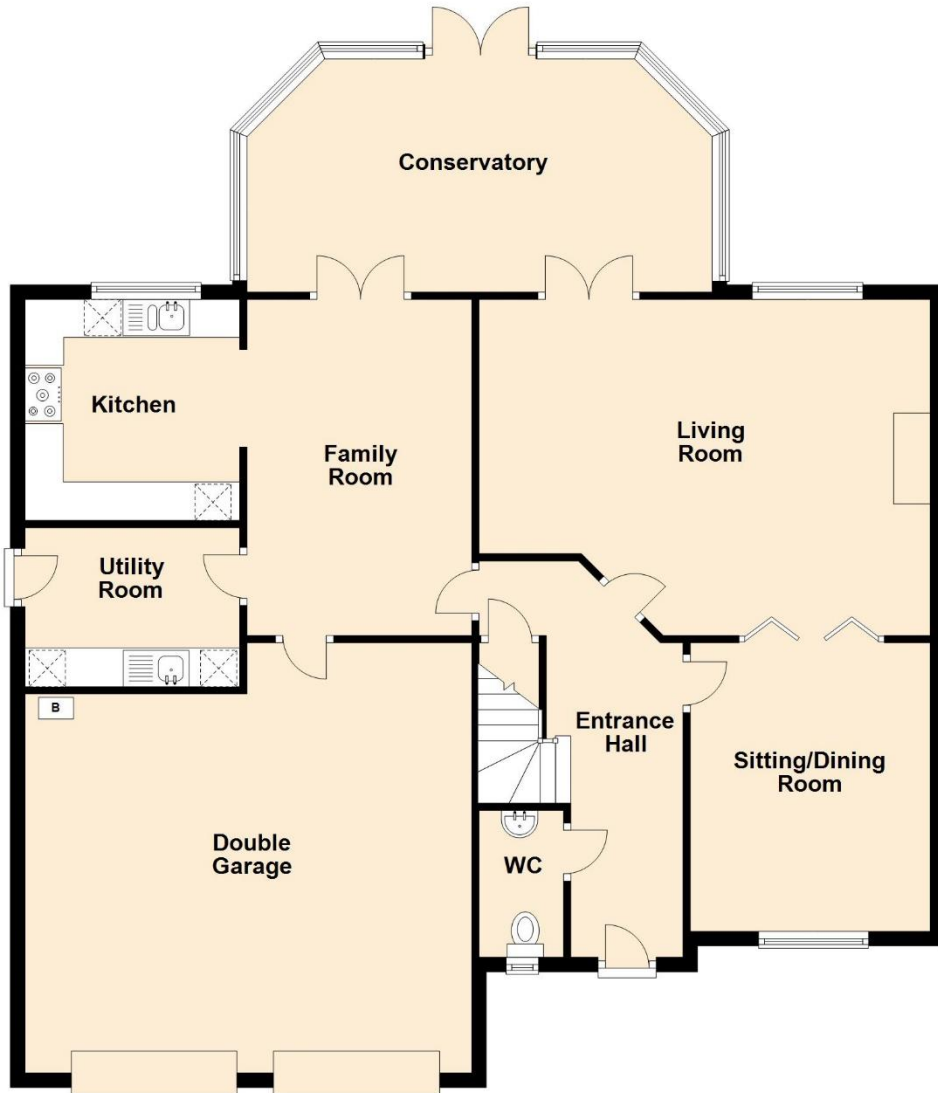




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

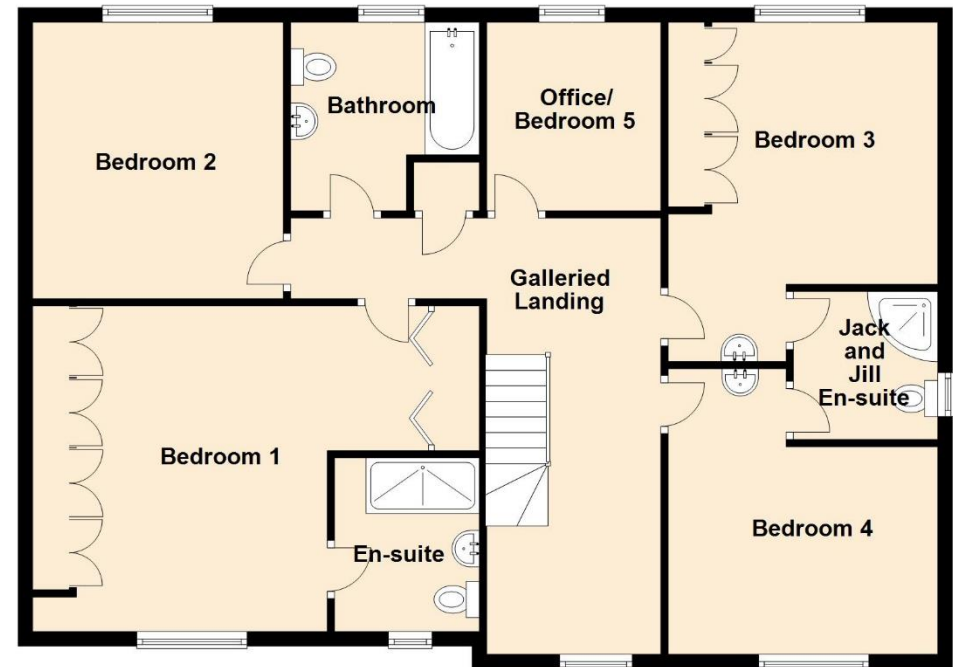
Ground Floor

Approx. 141.4 sq. metres (1521.7 sq. feet)



First Floor

Approx. 106.4 sq. metres (1144.9 sq. feet)



Total area: approx. 247.7 sq. metres (2666.7 sq. feet)



Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and 9.30am to 4pm Sat

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