



12 Westbourne Gardens

Trowbridge BA14 9AW

A well-presented, and very fine example of a five bedroom Edwardian house offered for sale for the first time in over 30 years and situated within the highly regarded Westbourne Gardens close to the railway station, park, secondary schools and town centre on the BOA side of town. This spacious family home boasts two generous sized reception rooms, high ceilings, impressive tiled hallway, feature fireplaces, breakfast room, refitted kitchen/breakfast room with pantry, five bedrooms arranged over two floors, upgraded family bathroom and shower room. Additional features include gas central heating system with Worcester boiler fitted in 2024, driveway for at least two cars and good sized, well-tended, private landscaped garden with large patio, Victorian style pergola, raised ponds and covered external 'Man Cave'. Early viewing is highly recommended as properties in this location always prove extremely popular. Vendor suited with no onward chain.

Guide Price £650,000 Freehold





ACCOMMODATION

All measurements are approximate

Reception Hall

Hardwood panelled door to the front with transom window over. Mat-well. Obscured glazed window to the front. Radiator. Original mosaic tiled flooring, dado rail, wall lights, coving and ceiling rose. Smoke alarm. Stairs to the first floor with oak balustrade, panelling and storage cupboard and cloak area under. Cupboard housing fuse box and electric meter. Floor to ceiling double panelled doors to the breakfast room. Panelled doors off and into:

Living Room

17'6" x 14'11" (5.35 x 4.57)

Bay window to the front. Radiator. Feature cast iron open fireplace with tiled inserts and hearth. Television point. Wall lights, picture rail, coving and ceiling rose. Dresser with shelving and lighting.



Dining Room

14'11" x 14'6" (4.56 x 4.44)

Two windows to the rear. Glazed door to the rear with transom window over. Radiator. Feature open fireplace with wood surround and tiled hearth. Picture rail, coving and decorative ceiling panel with ceiling rose. Dresser with shelving and lighting.

Breakfast Room

16'1" x 9'9" (4.92 x 2.98)

Window to the side. Radiator. Feature fireplace with wood mantle. Exposed wood flooring, coving and ceiling rose. Panelled door to the:

Kitchen/Breakfast Room

22'0" x 10'0" (6.71 x 3.05)

Two UPVC double glazed windows to the side. UPVC double glazed stable door to the side. UPVC double glazed windows and French doors to the rear. Radiator. Range of modern wall, base and drawer units with glass & acrylic splash-backs and square edge work surfaces. Breakfast bar. Composite one and a half bowl sink drainer unit with mixer tap and drinking water tap. Space for range cooker with mirrored glass tiled splash-backs. Plumbing for washing machine and dishwasher. Space for under counter drinks fridge. Space for American style fridge/freezer. Panelled door to large walk-in pantry with UPVC window to the side and shelving. Wall mounted Worcester boiler fitted 2024. Access to loft space. Wood effect flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Stairs to the second floor with oak balustrade. Dado rail and ceiling rose. Panelled doors off and into:

Bedroom One

18'1" x 14'6" (5.53 x 4.44)

Bay window to the front. Radiator. Feature cast iron fireplace with tiled inserts. Built-in double wardrobe. Coving.

Bedroom Two

14'11" x 12'7" (4.56 x 3.84)

Two sash windows to the rear with views over gardens. Radiator. Feature cast iron fireplace with tiled inserts. Two built-in double wardrobes.

Bedroom Three/Office

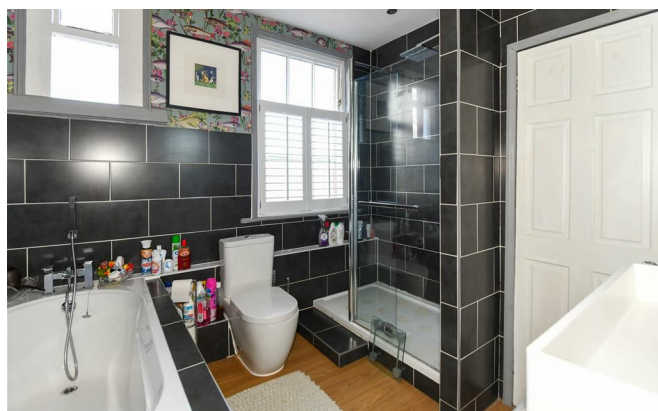
10'9" x 9'11" (3.30 x 3.04)

Sash window to the front. Radiator. High level shelving.

Refitted Family Bath & Shower Room

Two windows to the rear, one with fitted shutters. Chrome towel radiator. Four piece white suite with tiled surrounds comprising panelled bath with shower mixer tap, large walk-in shower enclosure with mains rain-fall shower over, additional shower attachment and glass screen enclosing, large wash hand basin with cupboard under and w/c with dual push flush. Illuminated mirror. Wood effect flooring and inset ceiling spotlights. Central heating controls. Panelled door to airing cupboard housing hot water tank and shelving.





SECOND FLOOR

Large Landing/Study Area

Double glazed Velux window to the rear. Radiator. Balustrade. Access to eaves storage. Access to loft space with fold-down ladder. Inset ceiling spotlights. Panelled doors off and into: large walk-in storage cupboard with shelving and light.

Bedroom Four

15'3" x 11'3" max (4.65 x 3.45 max)
Two windows to the rear with views over gardens. Radiator.

Bedroom Five

15'3" x 11'3" max (4.67 x 3.45 max)
Two windows to the front. Radiator. Telephone point. Access to small balcony.

Refitted Shower Room

Double glazed Velux window. Towel radiator. Three piece suite comprising corner shower cubicle with aqua-board surround mains rain-fall shower over, additional shower attachment and sliding doors enclosing, circular glass wash hand basin and w/c with enclosed cistern and dual push flush. Wood effect vinyl flooring, wall lights and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Entrance light. Pillared entrance to gravel driveway providing off road parking for 2/3 vehicles. Borders with a variety of plants, trees and shrubs, including Wisteria. Side pedestrian access to the rear garden. Enclosed by stone walling.

To The Rear

Good sized, well-tended, private landscaped garden comprising large paved patio area to the immediate rear with Victorian style iron pergola over, raised pond with water feature and filter, additional Victorian style iron pergola over patio area to the rear of kitchen/breakfast room, large area laid to lawn with timber divide, well stocked borders with a variety of plants and shrubs; and mature trees. 8ft x 8ft Timber garden shed with attached covered seating area with power points and television point. External tap and light. Bin store and log store. Gas meter. All enclosed by fencing and walling with gated side pedestrian access to the front.





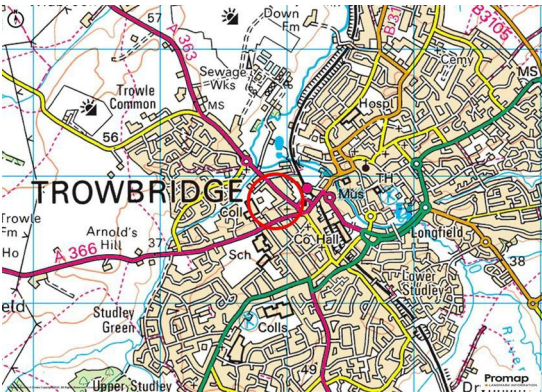
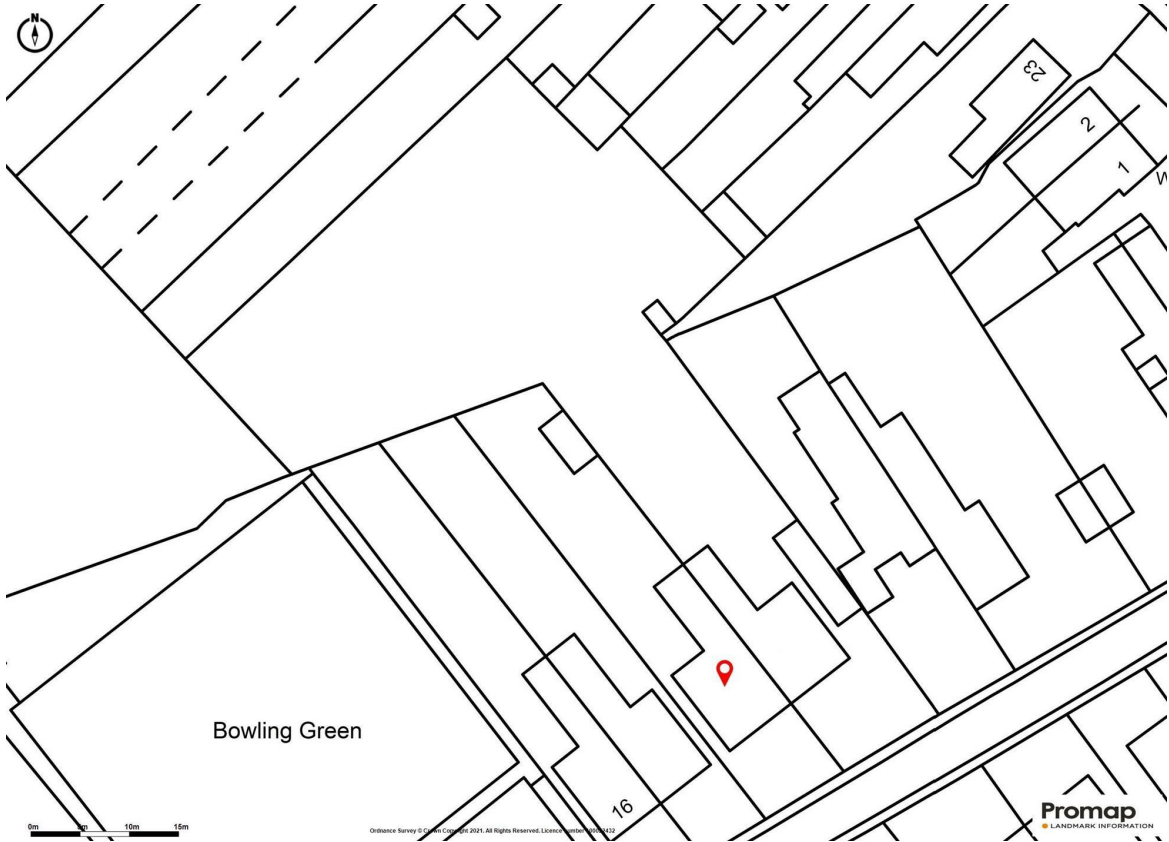
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Approximate Gross Internal Area
Main House = 224 sq m (2412 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Local Authority **Wiltshire Council**
Council Tax Band **E**
EPC Rating **E**



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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.