

TOWN & COUNTRY
ESTATES



24 Clarendon Avenue, Trowbridge, Wiltshire, BA14 7BN

£390,000

LOCATION

Situated on the West Ashton side of town, Clarendon Avenue is one of the most sought after roads in Trowbridge. Conveniently located within easy reach of Schools, countryside walks and the town centre.

Trowbridge itself offers a busy shopping centre, cinema complex with a selection of restaurants and the train station, with direct links to Bath, Bristol and beyond.

DESCRIPTION

This extended three-bedroom, semi-detached bay fronted 1930's home, beautifully combines period features with the convenience of modern living. The property is situated in the highly desirable and sought after tree lined crescent of Clarendon Avenue. The spacious ground floor accommodation offers an entrance hall, living room, cloakroom toilet and open plan kitchen/dining room and garden room. On the first floor there are two good size double bedrooms, a good size single bedroom and a very well-presented family bathroom. Further notable features include gas central heating, Upvc double glazed, a fantastic landscaped rear garden, garage/store and driveway parking.

ENTRANCE HALL

You enter the property via composite entrance door in to a warm and inviting entrance hall. There are glazed panels to either side of the door letting in an abundance of natural light, Oak flooring, radiator, stairs to the first floor and wooden doors to living room, kitchen/diner and cloakroom.

CLOAKROOM

The welcome addition of the downstairs cloakroom has a vanity unit with inset hand basin, W/C, chrome towel rail and Oak flooring.

LIVING ROOM

The living room has a UPVC double glazed bay window to front, feature fireplace with a stunning bath stone mantle and log burning stove, period ceiling rose, Oak flooring, TV point and radiator.

KITCHEN

The modern kitchen has UPVC double glazed windows to both rear and side aspects, a range of matching base and wall unit with granite worktops, inset sink with chrome mixer tap, inset induction hob with extractor overhead, larder style cupboard, a selection of integrated appliances including fridge, freezer, dishwasher and Neff oven and microwave. There is ceramic tiled flooring, an opening through to the dining room and doors leading to rear garden and garage/store.

DINING ROOM

The dining room is wonderful social space, with openings to both the kitchen and garden room. There is underfloor heating, wall mounted fireplace and tiled ceramic flooring.



GARDEN ROOM

The garden room is a wonderful place to enjoy the stunning rear garden. There are UPVC double windows to the side and rear, UPVC double glazed French doors leading to rear garden, ceramic tiled flooring, under floor heating and a TV point.

FIRST FLOOR LANDING

The light and airy landing has a UPVC double glazed window to side aspect, doors to all bedrooms and the family bathroom.

MASTER BEDROOM

The master bedroom has a feature UPVC double glazed bay window to front, built in wardrobes, Oak flooring and a radiator.

BEDROOM TWO

The spacious second bedroom has a UPVC double glazed window to rear, built in wardrobes, Oak flooring and a radiator.

BEDROOM THREE

The third bedroom is a good size single but does also fit a double bed. There is a UPVC double glazed window to front, Oak flooring and a radiator.

FAMILY SHOWER ROOM

There is a obscured UPVC double glazed window to rear, vanity unit with inset wash basin and storage cupboards above, W/C with dual flush, mains waterfall shower with glazed shower enclosure, chrome towel rail, tiled splash backs, access to loft space and tiled ceramic flooring.

EXTERIOR

FRONT

The property is situated on a large plot with driveway parking for several cars. There is a dwarf fence enclosing the mature front gardens with a selection of plants and shrubs. The drive also accessed the storm porch and garage/store.

REAR GARDEN

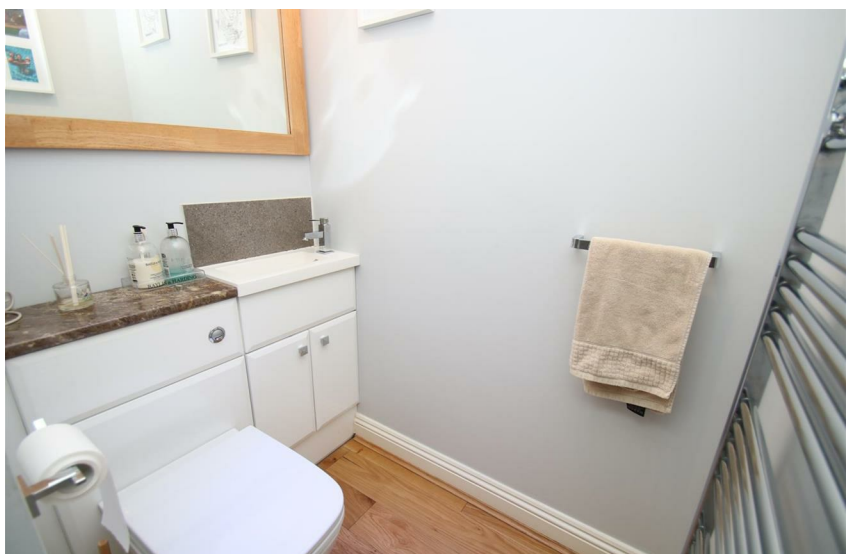
The exceptional rear garden is a credit to the current owners. This private outdoor space is ideal for entertaining, with a generous outdoor area with inset solar lighting, leading to a manicured lawn area with a selection of mature trees and planted borders, with an array of shrubs and plants. To the rear is the 'working area' with an allotment space with raised beds for planting fruits and vegetables, greenhouse and shed. Further benefits include exterior lighting and an outside tap.

GARAGE/STORE

There are double doors to front, built in shelving, plumbing for washing machine and wall mounted boiler (regularly serviced). Please note - the downstairs toilet has been created from space within the garage, so you are unable to drive a car into the garage.

ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
897 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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