

TOWN&COUNTRY
ESTATES



54 Lydiard Way, Trowbridge, Wiltshire, BA14 0UJ

Guide Price £300,000

LOCATION

This property is nestled in a quiet cul-de-sac, in the sought after Wiltshire Drive area. This three bed detached family home is perfectly located within easy walking distance to the Spitfire Retail Park, local Primary and Secondary Schools and green areas. There is a frequent bus service that runs to the town centre.

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

DESCRIPTION

NO ONWARD CHAIN - A spacious, three bedroom detached family home, set within the desirable Wiltshire Drive development. The ground floor accommodation comprises an entrance hall, lounge, kitchen/dining room, conservatory, cloakroom toilet and garage. The first floor offers a large master bedroom with en-suite, two further bedrooms and the family bathroom. Further benefits include Upvc double glazing, gas central heating, driveway parking and an enclosed rear garden.

ENTRANCE HALL

You enter the property through a Upvc double glazed door, There is carpeted flooring, a door to the downstairs WC and you continue through to the living room.

CLOAKROOM TOILET

The downstairs cloakroom has a low level WC and a pedestal wash basin, there is a UPVC obscured glass double glazed window to the front.

LIVING ROOM

The spacious living room has ample space for all your furniture. there is a gas fire with wooden surround, a UPVC double glazed window to the front a radiator, tv and telephone points and a door through to the kitchen/diner.

KITCHEN/DINER

The kitchen diner has a range of matching wall and base units, there is a integral oven and grill, inset gas hob. There is a sink with chrome Mixer tap and a UPVC double glazed window looking out over the well kept garden.

To the left hand side of the kitchen is spacious area for a dining table, there is a large under stairs cupboard. To the rear is sliding double doors which provide access to the conservatory.

CONSERVATORY

The addition of the conservatory provides extra downstairs space, it is completely double glazed with vinyl flooring.

LANDING

As you reach the first floor, carpeted landing has access to all three bedrooms, the family bathroom, a storage cupboard an airing cupboard.



BEDROOM ONE

The spacious main bedroom is carpeted and has a UPVC double glazed window to the front and a radiator, there is a built in cupboard and access to the en-suite.

EN-SUITE

the en-suite has a closed coupled WC, wash basin and shower cubicle with electric shower, there is a obscured glass UPVC double glazed window to the side.

BEDROOM TWO

The second bedroom is a comfortable double room that offers space for all bedroom furniture including wardrobes and a desk, there is a UPVC double glazed window to the rear and a radiator.

BEDROOM THREE

The carpeted third bedroom, has a UPVC double glazed window to the front, and a radiator.

FAMILY BATHROOM

The family bathroom has a double sized shower cubicle with electric shower, a closed coupled WC and a wash basin with vanity unit below. There is an obscured glass UPVC double glazed window to the rear and a heated towel rail.

EXTERIOR

FRONT

The property has a brick paved driveway in front of the garage with parking for a car, to the right hand side is a small area with shrubs and further right is a larger graveled area where additional off road parking could easily be created.

REAR GARDEN

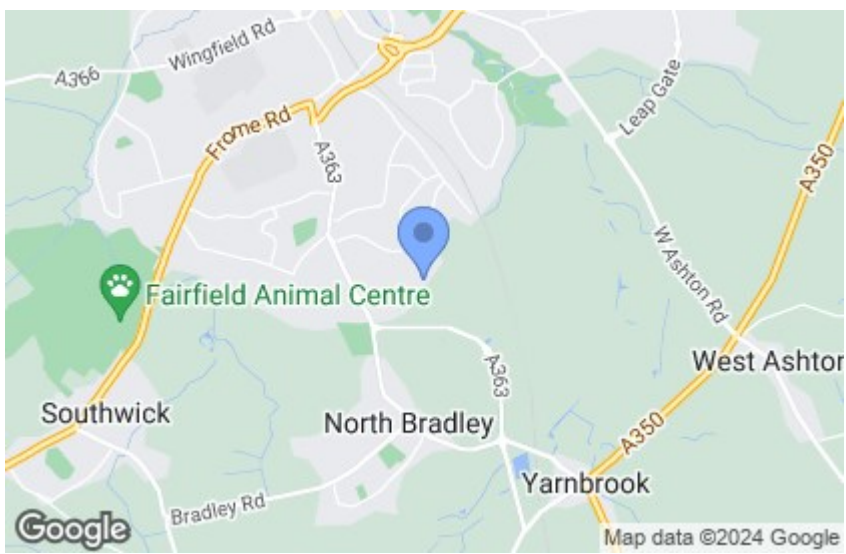
The rear garden is surrounded by established greenery providing privacy, the rear garden is not overlooked and is mainly laid to lawn, there is access to the rear of the garage and a garden shed. There is also access to the rear garden from both sides of the property.

GARAGE

The garage has an up and over front door, There is lights and power outlets and there is rear entry to the garage via a door accessed from the rear garden.

ADDITIONAL INFORMATION

Council Tax Band - D
EPC TO FOLLOW







GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

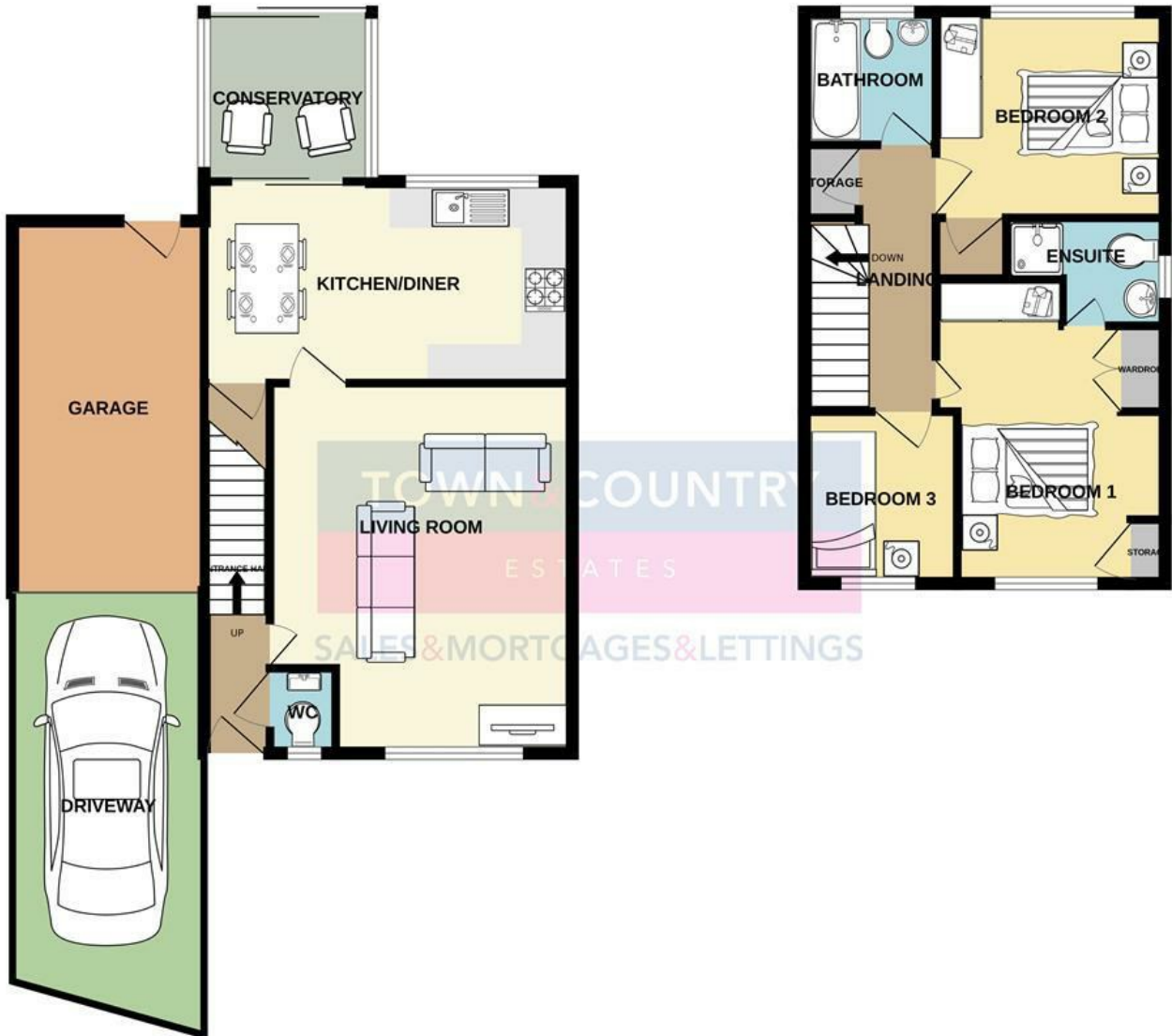


TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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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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 purchasers. 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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