

**TOWN & COUNTRY**

ESTATES



**2a Palmer Road, Trowbridge, Wiltshire, BA14 8QP**

**£550,000**



## LOCATION

This lovely property is situated within walking distance to the Town Centre, local shops, bus routes, Health Centre and amenities. Trowbridge itself offers busy shopping facilities, a modern cinema complex with popular restaurants and train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Providing superb family living accommodation, this substantial home has been extended, re-modelled and improved throughout, to offer five double bedrooms across three stories. The large ground floor comprises an entrance hall, living room, kitchen/dining room, snug, family room, utility room and cloakroom toilet. The first floor has four bedrooms, one with a walk-in wardrobe, a shower room and family bathroom. The large master bedroom with dressing room/office/potential ensuite occupies the entirety of the second floor. Further benefits include gas central heating, uPVC triple glazing, plentiful off road parking and a fantastic size rear garden.

## ENTRANCE HALL

You enter the property through a solid Oak entrance door. The entrance hall has stairs with attractive carpet runner and inset feature lights leading to the first floor landing, a radiator, panelled walls, storage unit under the stairs, storage cupboard and doors to the living room, family room, kitchen/dining room and cloakroom toilet.

## LIVING ROOM

19'0" x 12'1"

With uPVC triple glazed windows to the front and side, a built in entertainment unit with inset electric fire, storage cabinet and space for wall mounted TV, radiator and solid Oak bi-folding doors to the kitchen/dining room.

## KITCHEN/DINING ROOM

30'2" x 9'10"

The fantastic size kitchen/dining room is the hub of this family home and offers superb open plan entertaining space, leading through to the snug.

## KITCHEN

Two uPVC triple glazed windows overlook the rear garden, there is a range of matching base and wall units with square edge worksurfaces, 1 1/2 bowl ceramic sink with chrome mixer tap, range style cooker with extractor and light over, breakfast bar, tiled splash backs, plumbing for a dishwasher, space for American style fridge/freezer, inset ceiling spotlights, a wall mounted gas Worcester gas boiler, a door to the utility, door returning to the entrance hall and an opening to the dining area.

## DINING AREA

There is a uPVC triple glazed window to the side, radiator, opening to the snug and bi-folding doors to the living room.

## SNUG

10'2" x 8'6"

A lovely space to enjoy the rear garden, the snug has a uPVC double glazed window to the side, double glazed bi-folding doors to the garden and a radiator.

## UTILITY ROOM

16'0" x 6'6"

The really good size utility room to the side of the kitchen has uPVC triple glazed windows to the front and side, obscure triple glazed window to the side, matching base and wall units with square edged worksurfaces, sink unit, plumbing for washing machine, space for tumble dryer, space for fridge freezer, inset ceiling spotlights and a radiator. UPVC double glazed French doors open to the rear garden and a solid Oak stable door leads to the family room.

## FAMILY ROOM

19'0" x 10'9"

This additional reception space could be used for a multitude of different things, there is a uPVC triple glazed window to the front, built in storage cabinet, built in dresser, a radiator and door back to the entrance hall.

## CLOAKROOM

With an obscure uPVC double glazed window to the front, inset dual flush WC, built in vanity unit with basin with chrome mixer tap and a chrome heated towel rail.





## FIRST FLOOR LANDING

The landing has a radiator, inset ceiling spotlights and doors to bedrooms two-five, shower room, family bathroom and to stairs that lead to master bedroom.

## BEDROOM TWO

12'5" x 10'9"

The dual aspect second bedroom has uPVC triple glazed windows to the front and side, wood effect flooring, radiator, a door to walk in wardrobe with inset ceiling spotlights and storage.

## BEDROOM THREE

12'1" x 12'1"

There is a uPVC triple glazed window to the front, an obscure uPVC triple glazed window to the side and a radiator.

## BEDROOM FOUR

10'9" max x 9'10"

Bedroom four has a uPVC triple glazed window to the rear and side and a radiator.

## BEDROOM FIVE

12'1" x 6'10"

There is a uPVC triple glazed window to the rear, a built in wardrobe and radiator.

## SHOWER ROOM

A welcome addition to this family home is the shower room, with a walk-in shower with storage niche, a wall mounted chrome shower with rainfall effect shower head, hand attachment and glazed screen, a vanity unit with basin, chrome heated towel rail, inset ceiling spotlights and extractor fan.

## FAMILY BATHROOM

There is an obscure uPVC triple glazed window to the rear, a panelled bath with chrome mixer tap and shower attachment, pedestal basin with chrome mixer tap, dual flush WC, chrome heated towel rail, attractive tiled walls and inset ceiling spotlights.

## MASTER BEDROOM

20'8" x 12'5"

Found on the second storey, the master bedroom has three Velux windows and a uPVC triple glazed window to the side, and a door to walk in wardrobe (3.8 x 2.9 meters) which would also make the ideal nursery, home office or conversion to ensuite, this room has a triple glazed window to the side.

## EXTERIOR

### FRONT

There is a dwarf wall to the front, lawn with planted border and driveway parking to either side. Wooden gates then open to secure parking leading to the garage. There is a path to the front door with porch and gated access to the rear garden.

### REAR GARDEN

This fantastic size rear garden has a paved patio immediately from the snug at the rear of the house, providing a great place for a table and chairs and continues to a further entertaining area with gazebo over. There is a generous size lawn, planted borders, a gravel area to the rear for children's play equipment or an additional seating area, further notable features include a door to the garage/store, external power socket, outside tap and gate to the front of the property.

## GARAGE/STORE

Offering yet further storage, the garage has power light and is open to the front but secure behind the wooden gates to the drive at the side of the house.

## ADDITIONAL INFORMATION

Council Tax Band - E

EPC TO FOLLOW





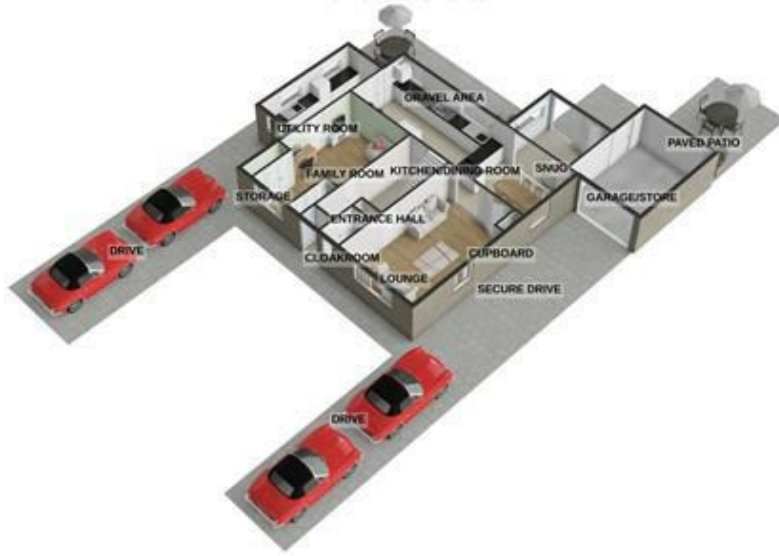








GROUND FLOOR  
1233 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



2ND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.





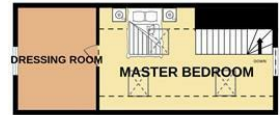
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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SALES & MORTGAGES & LETTINGS

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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