

TOWN & COUNTRY
ESTATES



74 Yeoman Way, Trowbridge, Wiltshire, BA14 0QP

£325,000

LOCATION

This well presented four bedroom, semi-detached family home is situated in a peaceful cul-de-sac and is within easy reach of popular Primary & Secondary Schools, local shops, countryside walks, a busy retail park and bus stop. A short drive or 15 minute walk takes you to Trowbridge town centre, providing shopping, a cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - A modern and spacious family home, providing substantial internal accommodation, situated in a popular cul de sac within easy reach of all amenities. On the ground floor, you'll find an entrance hall, WC, lounge, study/dining area, kitchen, orangery and a garage/utility space. The first floor offers a master bedroom with en-suite shower room, two additional bedrooms and the family bathroom. Bedroom two occupies the entirety of the second floor. Additional notable features include gas central heating, Upvc double glazing, a private rear garden and driveway parking.

ENTRANCE HALL

You enter the property through a composite front door into a spacious entrance hall. There is wood effect flooring, a door to the cloakroom, door into the lounge and stairs providing access to the first floor.

WC

Obscure uPVC double glazed window to the front, close coupled WC, pedestal basin and radiator.

LOUNGE

The light and spacious lounge benefits from a uPVC bay window to the front with built in seating and storage below. There is a radiator, TV point, attractive panelled walls and wood effect flooring throughout. Doors lead to the kitchen, dining room and under stairs cupboard,

KITCHEN

The kitchen has a uPVC double glazed window to the rear, a range of matching wall and base units with marble effect work surfaces, an inset sink with chrome mixer tap, a built in high level oven, microwave and grill, inset ceramic hob with extractor and light over, an integrated dishwasher, plumbing for a washing machine, wine fridge and space for a fridge/freezer. Doors lead to the orangery and garage.

DINING ROOM

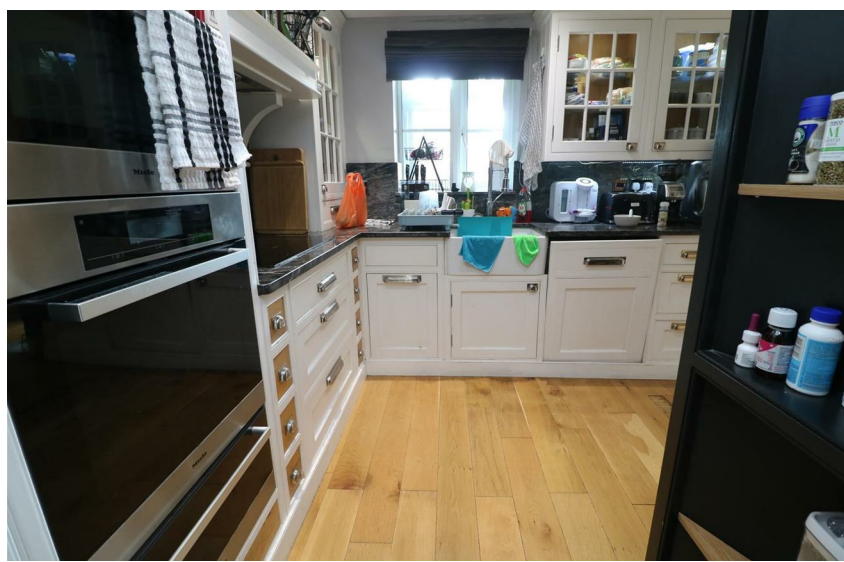
The dining room is a versatile space and currently being used as a playroom, there is wood effect flooring and a radiator, you can access the Orangery through double doors at the rear.

ORANGERY

The fantastic Orangery offers ample additional living space and is a lovely place to be with its high ceiling and many windows allowing in lots of natural light. There is a gas fireplace with feature surround, a feature paneled wall and uPVC double glazed doors lead out into the garden, .

GARAGE/UTILITY

The garage has doors to the front, power and light.



FIRST FLOOR LANDING

The carpeted first floor landing has a uPVC double glazed window to the front, access to bedrooms one, three and four, the family bathroom and stairs leading to bedroom two.

MASTER BEDROOM

The master bedroom has a uPVC double glazed window to the rear, a radiator and built in wardrobe space, a feature paneled wall and a door to the en-suite.

EN-SUITE

The modern tiled en-suite bathroom has an obscured glass uPVC double glazed window to the rear, a close coupled WC, pedestal wash basin and shower cubicle with mains shower,



BEDROOM THREE

The third bedroom has a uPVC double glazed window to the front, a radiator and a built in wardrobe.

BEDROOM FOUR

Bedroom four has a uPVC double glazed window to the front, a radiator and a built in wardrobe.

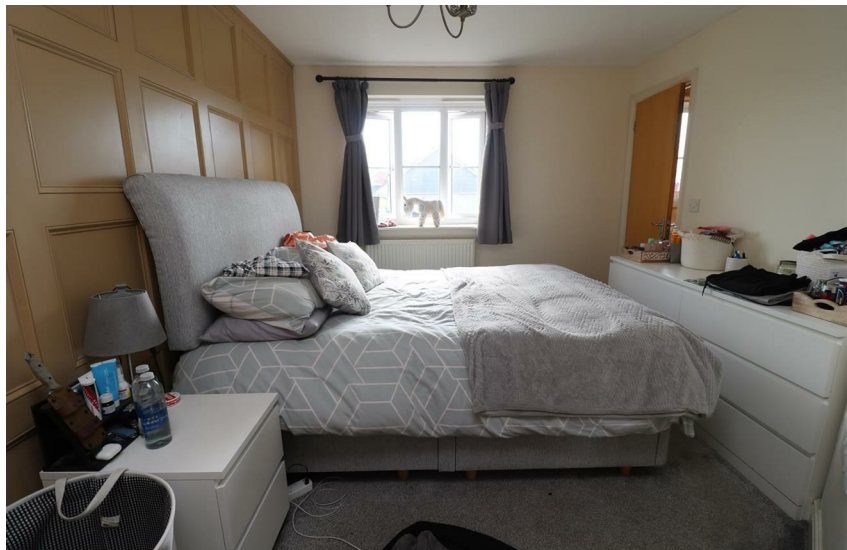
FAMILY BATHROOM

The impressive family bathroom has an obscure glazed uPVC double glazed window to the rear, a closed coupled WC, a square wash basin with storage below and a roll top oval bath with feature chrome taps. In addition there is a corner shower cubicle with mains shower and a large and stylish upright radiator.



BEDROOM TWO

You reach the second bedroom via stairs from the first floor landing, there are two Velux windows to the rear and a radiator. The room also benefits from eaves storage.



EXTERIOR

FRONT

The front of the property has a low maintenance gravelled area to the left and driveway parking for one car to the right, access to the front door and garage.

REAR GARDEN

The low maintenance enclosed rear garden is mainly laid to artificial turf with a patio area to the rear, there is side access via a gate.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - D

EPC - D







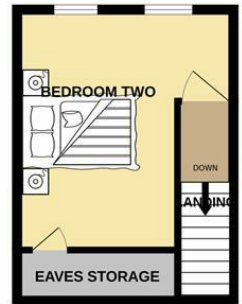
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOWN & COUNTRY
SALES & MORTGAGES & LETTINGS

TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

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.
Made with Metropix ©2024

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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.
Made with Metropix © 2024

TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Teleph one: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

SALES & MORTGAGES & LETTINGS

TOWN & COUNTRY MORTGAGES

FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE APPOINTMENTS AVAILABLE

CONTACT US ON: 01225 776699

BOOK ONLINE: www.townandcountrymortgages.net

FIND US ON  

OLIVER BROWNING
Managing Director



NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.