

TOWN & COUNTRY
ESTATES



Yeoman Way, Trowbridge, Wiltshire BA14 0QP

Offers Over £315,000

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 an air conditioning unit 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.

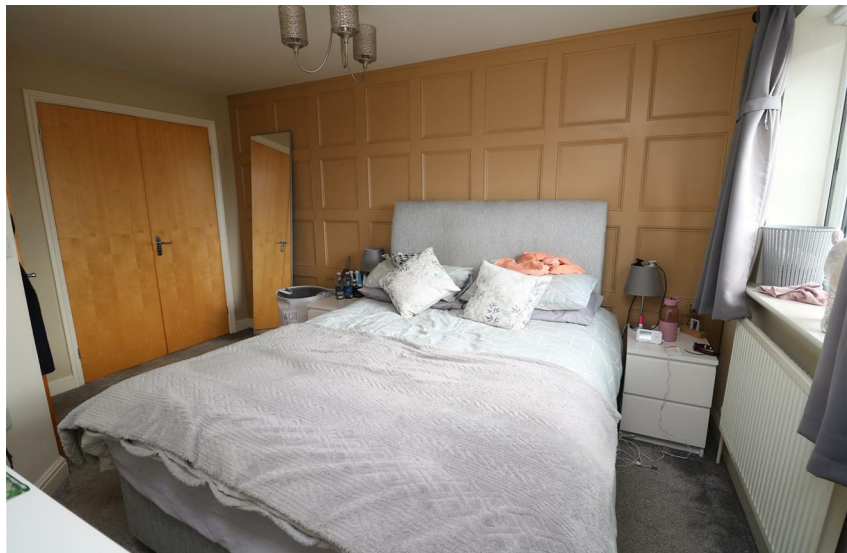
FAMILY BATHROOM

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

There is hardwired CCTV with recording capabilities.

COUNCIL TAX BAND - D

EPC - D







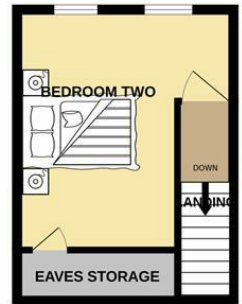
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



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



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



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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.
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