

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**

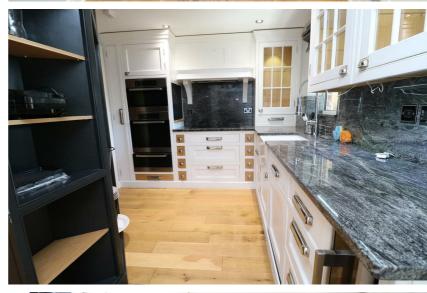
The fantastic Orangery offers ample additional living space and is a lovely place to be with its high ceiling and many windows allowing in lots of natural light. There is a gas fireplace with feature surround, a feature paneled wall an air conditioning unit and uPVC double glazed doors lead out into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

#### **EN-SUITE**

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

#### **BEDROOM THREE**

The third bedroom has a uPVC double glazed window 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





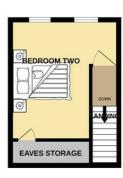












TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

Whists every attempt has been made to ensure the accuracy of the hootpaan contained nere, measurements of doors, windows, rooms and any other tiems 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 Metronic (2002)



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  $\otimes$  2024

Teleph one: 012257 76699 Email: trowbridge@townandcountryestates.com Tel ep hone: 0 137 3 8244 44 Email: westbury@townandcountryestates.com

www.townandcountryestates.com

# SALES&MORTGAGES&LETTINGS

SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LET

TINGS&SALES&MO **ES&LETTINGS&SAL ORTGAGES&LETTIN ALES&MORTGAGES** INGS&SALES&MOR **S&LETTINGS&SALE** RTGAGES&LETTING LES&MORTGAGES8 NGS&SALES&MORT **S&LETTINGS&SALE** RTGAGES&LETTING LES&MORTGAGES& NGS&SALES&MORT **S&LETTINGS&SALE** RTGAGES&LETTING **LES&MORTGAGES&** NGS&SALES&MORT **S&LETTINGS&SALE RTGAGES&LETTING** LES&MORTGAGES& NGS&SALES&MORT **S&LETTINGS&SALE** RTGAGES&LETTING LES&MORTGAGES& NGS&SALES&MORT **S&LETTINGS&SALE** RTGAGES&LETTING **LES&MORTGAGES&** NGS&SALES&MORT S&LETTINGS&SALE RTGAGES&LETTING LES&MORTGAGES& NGS&SALES&MORT S&LETTINGS&SALE RTGAGES&LETTING **LES&MORTGAGES&** NGS&SALES&MORT **S&LETTINGS&SALE** RTGAGES&LETTING LES&MORTGAGES8 NGS&SALES&MORT **S&LETTINGS&SALE** RTGAGES&LETTING LES&MORTGAGES8 NGS&SALES&MORT **S&LETTINGS&SALE** 

RTGAGES&LETTING

LES&MORTGAGES8

NGS&SALES&MORT

**S&LETTINGS&SALE** 

RTGAGES&LETTING

**LES&MORTGAGES&** 

NGS&SALES&MORT
S&LETTINGS&SALE

# **TOWN&COUNTRYMORTGAGES**

FEE FREE Mortgage Services

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



OFFICE, HOME AND TELEPHONE
APPOINTMENTS AVAILABLE

CONTACT US ON:
01225 776699

BOOK ONLINE:
www.townandcountrymortgages.net



OLIVER BROWNING Managing Director

SALES&MORTGAG TTINGS&SALES&M GES&LETTINGS&S MORTGAGES&LETT SALES&MORTGAGE TINGS&SALES&MO SES&LETTINGS&SA **ORTGAGES&LETTI** ALES&MORTGAGE TINGS&SALES&MO **3ES&LETTINGS&SA** ORTGAGES&LETTI SALES&MORTGAGE TINGS&SALES&MO **iES&LETTINGS&SA ORTGAGES&LETTI SALES&MORTGAGE** TINGS&SALES&MO **3ES&LETTINGS&SA ORTGAGES&LETTI** SALES&MORTGAGE TINGS&SALES&MO **iES&LETTINGS&SA ORTGAGES&LETTI** SALES&MORTGAGE TINGS&SALES&MO **3ES&LETTINGS&SA ORTGAGES&LETTI** SALES&MORTGAGE TINGS&SALES&MO **3ES&LETTINGS&SA** ORTGAGES&LETTI SALES&MORTGAGE TINGS&SALES&MO ES&LETTINGS&SA ORTGAGES&LETTI ALES&MORTGAGE TINGS&SALES&MO SES&LETTINGS&SA **ORTGAGES&LETTI** SALES&MORTGAGE TINGS&SALES&MO ES&LETTINGS&SA ORTGAGES&LETTI ALES&MORTGAGE TINGS&SALES&MO ES&LETTINGS&SA **ORTGAGES&LETTI** ALES&MORTGAGE TINGS&SALES&MO ES&LETTINGS&SA **ORTGAGES&LETTI** SALES&MORTGAGE TINGS&SALES&MO

RTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SALES&MORTGAGES&LETTINGS&SA

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.