

TOWN&COUNTRY

ESTATES



80 Azalea Drive, Trowbridge, Wiltshire, BA14 9GG

£300,000

LOCATION

The property is situated in a quiet cul-de-sac just off Wingfield Road, within walking distance of local primary and secondary schools, shops, open fields and bus routes. The location is also conveniently situated for easy access to the A366, ideal for the morning commute to Bath, Bristol and Somerset.

DESCRIPTION

NO ONWARD CHAIN - We are delighted to offer for sale this three bedroom detached home situated in a quite and convenient location.

On the ground floor there is an entrance hall, cloakroom, living room, kitchen/diner and conservatory. On the first floor there are 3 bedrooms and the family bathroom. Externally the property has gardens to the front and rear, off road parking and a detached garage.

ENTRANCE HALL

The property is entered through a UPVC door with ornate rose pattern obscured double glazed panels into the entrance hall. In the entrance hall there is a radiator, wood effect laminate flooring, door to downstairs cloak room, door to living room and stairs to the first floor.

CLOAKROOM

The cloakroom has an obscured UPVC double glazed window to the front, radiator, corner wall mount wash hand basin and close coupled W.C.

LIVING ROOM

15'8" x 11'1"

The living room has a UPVC double glazed window to the front, radiator, wood effect laminate flooring, electric fire with Bath stone effect surround, door to under stairs storage cupboard and door to the kitchen/diner.

KITCHEN/DINER

15'1" x 8'6"

The kitchen/diner has a matching range of wall, base and draw units, laminate work surfaces with inset stainless steel 1.5 bowl sink, space for oven, dishwasher and washing machine. There is a UPVC double glazed window to the rear, radiator, and UPVC sliding doors to the conservatory.

CONSERVATORY

8'10" x 8'10"

In the UPVC double glazed conservatory there is a radiator and door to the rear garden.

LANDING

On the first floor landing there is a UPVC double glazed window, doors to all bedrooms, family bathroom, airing cupboard and loft access.

BEDROOM ONE

15'1" x 9'10"

Bedroom one has two UPVC double glazed windows to the front, radiator, over stairs storage cupboard and built in wardrobes.



BEDROOM TWO

8'10" x 8'10"

The second double bedroom has a UPVC double glazed window to the rear and radiator.

BEDROOM THREE

8'10" x 6'2"

Bedroom three has a UPVC double glazed window to the rear and radiator.

BATHROOM

The family bathroom has an obscured UPVC double glazed window the rear, extractor, heated towel rail, pedestal wash hand basin, close coupled W.C, panel bath with shower mixer tap, a separate mains fed shower over and a shaver socket.

EXTERIOR

REAR GARDEN

To the rear of property there is an enclosed rear garden with a patio area, lawn enclosed by dwarf brick wall, storage shed, outside tap and gated access to the front.

FRONT

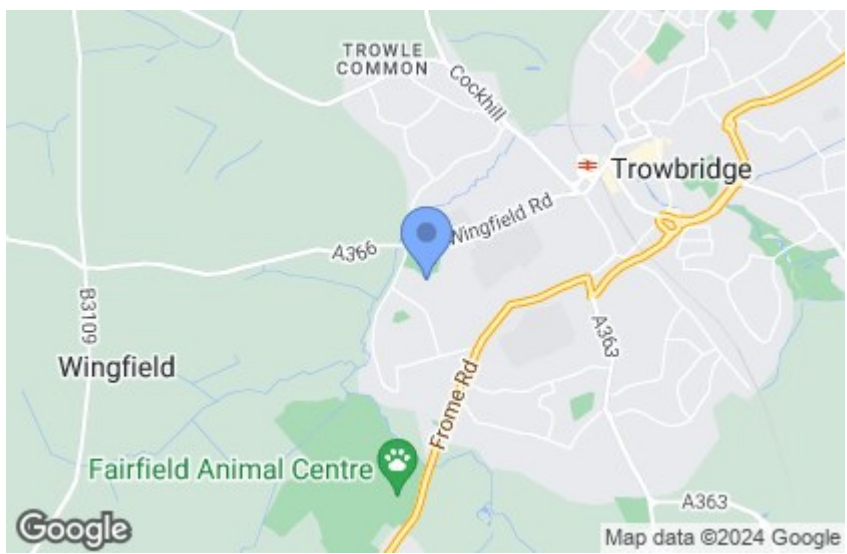
There is a gravel front garden with various trees, plants and shrubs with a path leading to the front. Electric car charger point and off road parking.

GARAGE

To the front of the property there is a detached garage with an electric door to the front, door to the side, power and light.

ADDITIONAL INFORMATION

Council tax band D



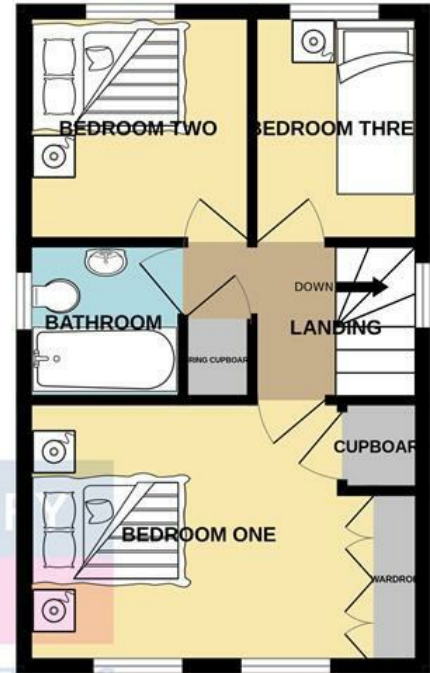




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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