

TOWN&COUNTRY
ESTATES



Charles Street, Trowbridge, Wiltshire BA14 8NB

£270,000

LOCATION

The property is located within walking distance to the town centre, local shops, bus routes and health centre. For those needing to commute, the property is approximately 1 mile from the train station or the city of Bath is approximately 30 minute drive and for Bristol it will take up to 1 hour. Trowbridge itself has a variety of shopping and leisure facilities, Schools, Churches and a modern cinema complex with popular restaurants.

DESCRIPTION

Built in 2013, this extended & meticulously improved three bedroom home occupies a large corner plot, within a small cul-de-sac on the edge of town.

The accommodation comprises a welcoming entrance hall, a spacious kitchen/dining room, living room, study/hobby room, large utility room, cloakroom toilet, three bedrooms and a modern bathroom.

Further benefits include uPVC double glazing, gas central heating, private driveway parking and a wonderful, private rear garden.

A viewing is highly recommended to truly appreciate this fantastic family home, which really is ready to move straight into & enjoy.

ENTRANCE HALL

You enter the property through an obscure glazed composite entrance door, there is solid wood flooring, a modern radiator, inset ceiling spotlights, stairs to the first floor, telephone point, a glazed Oak door to the kitchen and Oak doors to the cloakroom toilet and large under stairs storage cupboard.

KITCHEN/DINING ROOM

The fantastic kitchen/dining room is the hub of this family home.

KITCHEN

15'5" x 8'2"

With a uPVC double glazed window to the front, a range of sleek handleless base units with marble effect worksurfaces, matching upstands and contemporary part tiled walls, a 1 1/2 bowl inset sink unit with chrome mixer tap, integrated fridge/freezer, plumbing for a dishwasher, space for a Range style oven with extractor and light over, tiled flooring, modern vertical radiator and inset ceiling spotlights. The Kitchen opens into the dining area.

DINING AREA

10'2" x 8'6"

The tiled flooring continues into the dining area where there is built in seating, a modern vertical radiator, inset ceiling spotlights, an opening to the inner hall and a glazed Oak door to the study/hobby room.

STUDY/HOBBY ROOM

9'10" x 7'2"

This versatile additional reception room is the ideal space to work from home, with two windows to the side, a modern vertical radiator, space for a wall mounted TV, inset ceiling spotlights, wood effect flooring and an Oak door to the understairs storage cupboard (which also acts as a fire escape for this room).

INNER HALL

With glazed Oak doors to the living room and utility room.

LIVING ROOM

14'1" max x 11'9" max

With two uPVC double glazed windows overlooking the rear garden, the living room has a modern vertical radiator, TV point and inset ceiling spotlights.



UTILITY ROOM

16'8" x 5'6"

The welcome addition of the utility room has uPVC double glazed windows to the front and side, lots of built in storage, plumbing for a washing machine, space for a tumble dryer, an inset sink with mixer tap, modern vertical radiator, inset ceiling spotlights, tiled flooring with matching upstands and a uPVC double glazed door to the rear garden.

CLOAKROOM TOILET

There is a dual flush WC, vanity cupboard with inset sink and chrome mixer tap, chrome heated towel rail and solid wood flooring.

FIRST FLOOR LANDING

With inset ceiling spotlights, decorative panelled walls on the stairs, access to the part boarded loft space with light and a wall mounted Worcester gas boiler. There are also pocket doors to the three bedrooms and bathroom.

BEDROOM ONE

10'2" to wardrobe x 9'6"

There is a uPVC double glazed window to the front, built-in wardrobes with mirrored sliding doors, recess for a wall mounted TV, a modern radiator and wood effect flooring.

BEDROOM TWO

13'1" max x 8'10"

The second bedroom has a uPVC double glazed window to the rear, a feature built-in floating cabin bed, built-in cupboard, modern radiator and wood effect flooring.

BEDROOM THREE

10'2" x 6'6"

Bedroom three has a uPVC double glazed window to the rear, a feature built-in floating cabin bed, built-in wardrobe, modern radiator, wood effect flooring and inset ceiling spotlights.

BATHROOM

The very well presented bathroom has an obscure uPVC double glazed window to the front,

EXTERIOR

FRONT

With a private driveway providing off road parking for 2-3 cars, double wooden gates opening to the rear garden, lawn to the front, outside tap, paved path to the front door, with outside light and storm porch over.

REAR GARDEN

Being on a corner plot, the property benefits from a fantastic size rear garden, providing plenty of space for the family to enjoy and a purpose built decked area with wooden pergola, ideal for entertaining. A gravelled area leads around the garden, with a good size lawn, artificial lawn and a barked chipped area. Further benefits include a wooden shed, a wooden storage cupboard, external power sockets, light and an outside tap.

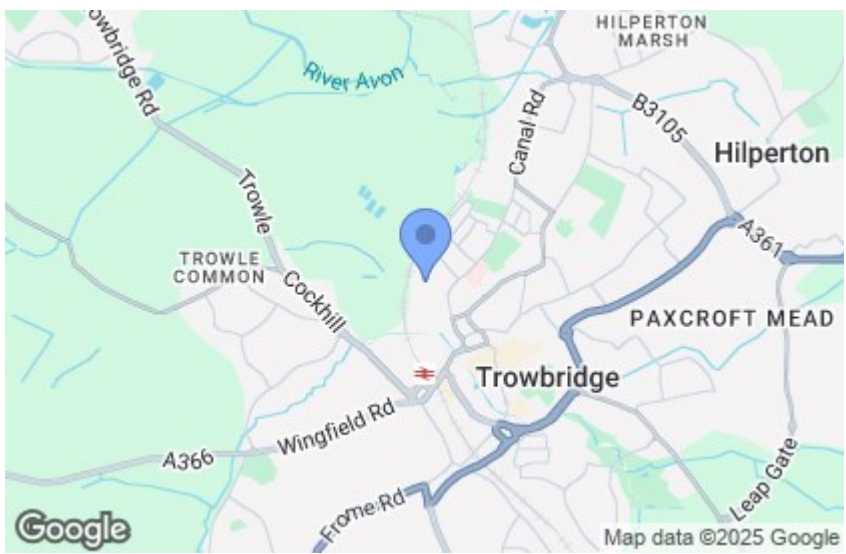
ADDITIONAL INFORMATION

Council Tax Band - B

This ex local authority home was purchased by the current owner in 2018 and since that time has been extended, remodelled and extensively modernised, to provide the outstanding home as it is today.

A hard wired Ring three camera system is included with the sale of the property.

EPC RATING - C







GROUND FLOOR



1ST FLOOR



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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GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 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.
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