

TOWN&COUNTRY
ESTATES



Wyke Road, Trowbridge, Wiltshire BA14 7NU

Offers Over £400,000

LOCATION

The popular Wyke Road is on the edge of Trowbridge Town centre, providing easy access to all amenities, train station, bus routes and schools. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - This spacious four double bedroom, detached home enjoys a non estate location, on the much favoured Hilperton side of Trowbridge. The property approaches the market in really good condition, ready for its new owner to move straight in. The accommodation comprises an entrance hall, dual aspect lounge, kitchen, dining/family room and shower room. On the first floor, a master bedroom with en-suite toilet, three further double bedrooms and a family bathroom. Additional notable features include gas central heating, Upvc double glazing, air conditioning, a new electric consumer unit (in May 2023), new boiler (in October 2022), detached garage, an impressively landscaped rear garden and a large block paved drive, providing plentiful off road parking.

ENTRANCE HALL

You enter the property through a Upvc double glazed entrance door into welcoming entrance hall, with a Upvc double glazed window to the front, wood effect flooring, built in doormat, radiator, thermostat heating controls, stairs to the first floor, double Oak veneer doors to the lounge and Oak veneer doors to the shower room and cupboard, doorway to the kitchen.

LOUNGE

17'9" x 11'10"

The dual aspect lounge is flooded with natural light from the two Upvc double glazed windows to the side and Upvc double glazed French doors to the rear garden. The wood effect flooring continues from the entrance hall, with the room also benefitting a wall mounted air conditioning system, matching wall lights, TV point and two radiators.

KITCHEN

11'6" x 9'10"

There is a Upvc double glazed window to the rear, the recently improved kitchen has a range of matching base and wall units with stone worksurfaces, an inset 1 ½ bowl ceramic sink with chrome mixer tap, brick effect tiled splashbacks, built-in Belling double oven and grill, inset ceramic hob with extractor and light over, integrated dishwasher, plumbing for washing machine, space for a fridge freezer, arch to a pantry with a wall mounted radiator and storage, inset ceiling spotlights, ceramic tiled flooring, a Upvc double glazed door to the garden and an opening to the dining/family room.

DINING/FAMILY ROOM

18'1" x 9'6"

The ceramic tiled flooring from the kitchen continues into the dual aspect dining/family room, with two radiators and Upvc double glazed window to the front and double glazed sliding doors to the rear garden.



SHOWER ROOM

There is a Upvc double glazed obscure window to the front, shower cubicle with wall mounted mains shower and glazed door, dual flush WC, pedestal basin, tiled splash backs and a radiator.

FIRST FLOOR LANDING

The landing has a Upvc double glazed window to the rear, matching wall lights, access to the loft space, Oak veneer doors to all four bedrooms, the family bathroom and airing cupboard, housing a wall mounted Ideal gas boiler (newly fitted in October 2022).

MASTER BEDROOM

14'5" max x 9'6"

The master bedroom has Upvc double windows to the side and rear aspects, a wall mounted air conditioning unit, radiator, wardrobe recess, TV point, access to the loft space and an Oak veneer door to the en-suite toilet.

ENSUITE

The en-suite toilet has a dual flush WC, wall mounted basin with tiled splash backs, ceramic tiled flooring.

BEDROOM TWO

11'10" x 9'10"

There is a Upvc double glazed window to the side, a wall mounted air conditioning unit, radiator and telephone point.

BEDROOM THREE

12'2" x 7'10"

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

BEDROOM FOUR

8'10" x 8'6"

There is a Upvc double glazed window to the rear and a radiator.

FAMILY BATHROOM

There is a Upvc double glazed obscure window to the front, a panelled bath with glazed screen and chrome mixer tap with shower attachment, dual flush WC, pedestal basin, radiator and tiled splash backs.

EXTERIOR

FRONT

Double 5 bar wooden gates open to a large and attractive block paved drive (completed in 2021), providing plentiful off road parking, ideal for a caravan or motor home. There is access to the front door with wooden porch over, gated access to the rear garden, outside lights and detached garage.

GARDEN

The good size, enclosed rear garden is enclosed to all boundaries by high stone walls. There is a paved patio entertaining area, feature sunken seating area, lawn, raised railway sleeper borders with stocked with a selection of plants, flowers and shrubs, a shed, second patio space, outside light and outside tap.

GARAGE

There is a detached garage to the front of the property with an electric fob controlled roller door to the front, power and light.

ADDITIONAL INFORMATION

Council Tax Band - D

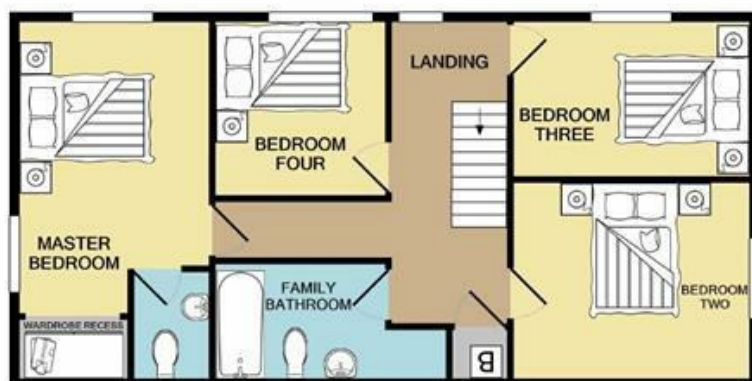








GROUND FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)

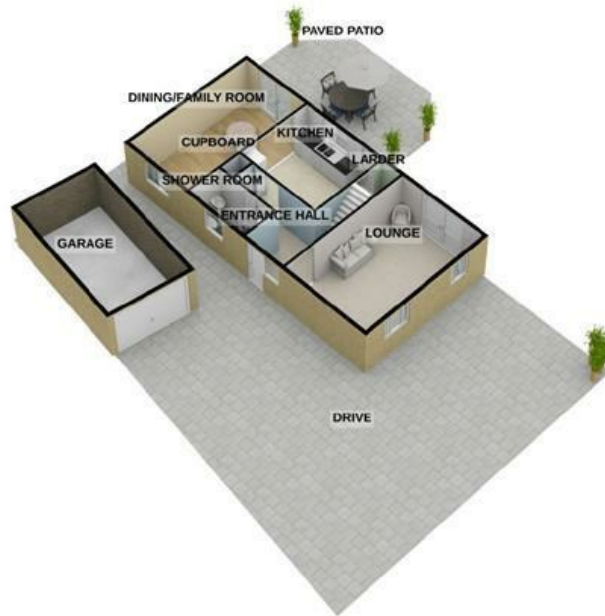


1ST FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (135.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
2386 sq.ft. (221.7 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 3022 sq.ft. (280.8 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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