

TOWN & COUNTRY
ESTATES



Marden Walk, Trowbridge, Wiltshire BA14 0XR

Guide Price £369,995

LOCATION

This property is located on the highly sought-after Wiltshire Drive, within easy walking distance of local Primary and Secondary Schools, as well as nearby shops. Trowbridge itself boasts a vibrant town centre with a variety of shopping options, a cinema complex with restaurants, and a train station offering direct links to Bath, Bristol, and beyond—making it an ideal choice for commuters and families alike.

DESCRIPTION

Nestled within a quiet cul-de-sac, this four-bedroom detached house is the perfect family home. The ground floor offers a welcoming entrance hall, modern kitchen/breakfast room opening up to a separate dining room, a light and airy living room and a convenient cloakroom toilet. Upstairs, the master bedroom boasts a generously sized en-suite shower room, accompanied by three additional bedrooms and a newly fitted family bathroom. Notable features include a recently upgraded kitchen, an enclosed rear garden, a garage and driveway parking for two cars.

ENTRANCE HALL

You enter the property through a composite paneled front door, leading into a welcoming hallway. There is a UPVC double-glazed window, radiator, thermostat controls, and stairs to the first floor with a convenient under-stairs storage cupboard. Doors provide access to the kitchen and living room.

CLOAKROOM

With handy storage for coats, there is obscured UPVC double-glazed window to the front, chrome towel radiator, hand basin, WC, tiled splashbacks, and wood-effect flooring.

KITCHEN

The newly fitted kitchen features matching base and wall units, a UPVC double-glazed window to the front, an inset sink with chrome mixer taps, space for a washing machine, fridge freezer, and dishwasher. It also includes a gas hob with an extractor above, wood-effect flooring, and an open layout leading to the dining room.

DINING ROOM

This lovely family space features a UPVC double-glazed window to the rear, a radiator, and a door leading to the lounge.

LIVING ROOM

The light and airy living room boasts a UPVC sliding door leading to the garden, a feature marble fireplace with a living flame gas fire inset, a television point, and wood-effect flooring.

FIRST FLOOR LANDING

Doors to all four bedrooms, Family bathroom, airing cupboard, and access to part boarded loft space with ladder.



MASTER BEDROOM

The spacious master bedroom has two UPVC double glazed windows to the front., radiator, Television point and door to en-suite bedroom.

EN-SUITE

There is an obscured UPVC double-glazed window to the front, a radiator, and a three-piece white suite with tiled splash backs. The suite includes a large corner shower cubicle with mains shower, a pedestal hand basin, and a WC. Additional features include a shaving point, light, and extractor fan..

BEDROOM TWO

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

BEDROOM THREE

Has a UPVC double glazed window to rear and radiator.

BEDROOM FOUR

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

FAMILY BATHROOM

The newly refitted family bathroom features a UPVC double-glazed window to the side, a panelled bath with a shower over and a glazed shower screen, a WC with dual flush, and a vanity unit with an inset sink, tiled splashbacks and wood-effect flooring.

EXTERIOR

FRONT

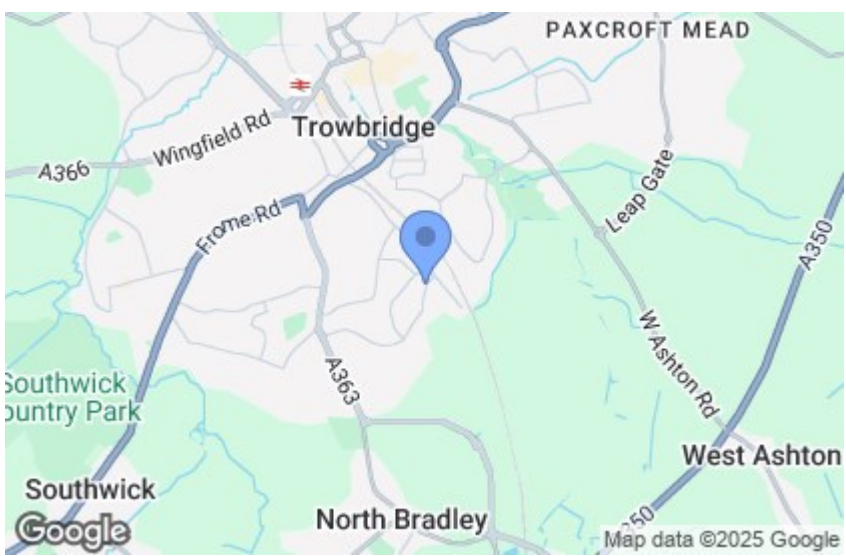
There is an entrance light, a tarmac double driveway providing off-road parking for two vehicles, a gravel border, a lawned area with a tree and gated side access.

REAR GARDEN

The good-sized, south-west facing garden features a large paved patio area, a raised bed with a variety of plants and shrubs, and is mainly laid to lawn with established borders of plants, trees, and shrubs. Additional features include an outside tap, garden shed, and the garden is fully enclosed by fencing.

ADDITIONAL INFORMATION

Council Tax Band - E



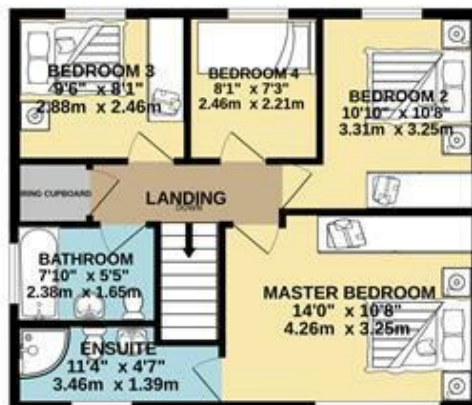




GROUND FLOOR



1ST FLOOR

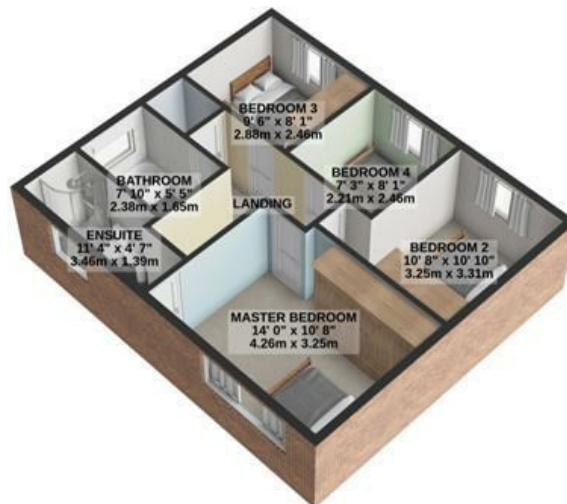


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 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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