

**TOWN&COUNTRY**  
ESTATES



**Lamplighters Walk, Trowbridge, Wiltshire BA14 0NF**

**£325,000**



## LOCATION

Conveniently located within walking distance of the town's Secondary Schools, Primary Schools, College, town centre and train station, Lamplighters Walk is a cul-de-sac, just off of County Way. Trowbridge itself offers busy town centre shopping, a modern cinema complex with restaurants and a busy train station, with direct links to Bath, Bristol and further afield.

## DESCRIPTION

An extended and extremely well presented three bedroom detached home, occupying an attractive corner plot with a large block paved drive, within a desirable cul-de-sac. The accommodation comprises an entrance hall, cloakroom toilet, lounge, a fantastic kitchen/dining/family room, master bedroom with modern ensuite, a second double bedroom, single bedroom and well presented bathroom. Further benefits include uPVC double glazing, gas central heating, landscaped garden and garage.

## ENTRANCE HALL

You enter the property through a composite entrance door with obscure glazed panels, the entrance hall has a built-in doormat, radiator with decorative cover, stairs to the first floor and doors to the cloakroom and living room.

## CLOAKROOM TOILET

With an obscure glazed uPVC double glazed window to the front, dual flush WC, storage cabinet with inset basin and chrome mixer tap and radiator.

## LOUNGE

14'9" max x 12'5"

The lounge has a uPVC double glazed window to the front, plug for a wall mounted TV, radiator and door to the kitchen/dining/family room.

## KITCHEN/DINING/FAMILY ROOM

Completed in September 2024, this fantastic space transforms the property and really is the hub of the home, perfect for entertaining or spending time as a family.

## KITCHEN

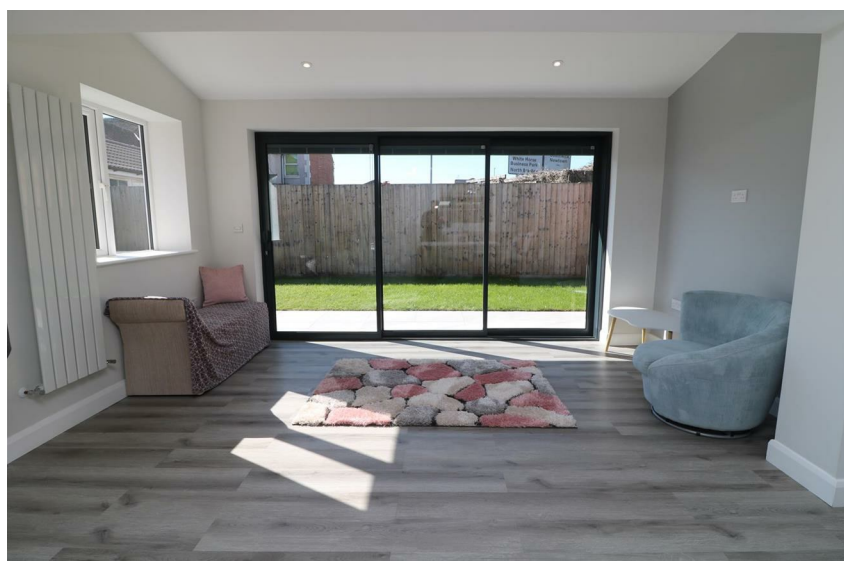
9'10" x 8'10"

There is a uPVC Double glazed window to the rear, the modern kitchen has a range of matching base and wall units, a 1 1/2 bowl inset sink with chrome mixer tap and draining grooves cut into the Quartz worksurface with matching upstands, inset gas hob with chimney extractor with light over, built in high level oven and grill, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, pantry cupboard, inset ceiling spotlights and feature LED lighting.

## DINING/FAMILY AREA

17'4" x 14'1"

The large double glazed sliding doors (with fitted blinds) open to the rear garden and flood the room with lots of natural light, there is a uPVC double glazed window to the side, two contemporary vertical radiators, high level plug for a wall mounted TV and inset ceiling spotlights.



## FIRST FLOOR LANDING

Radiator with decorative cover, access to the loft, doors to all bedrooms, the bathroom and airing cupboard.

## BEDROOM ONE

10'5" x 9'2"

There is a uPVC double glazed window to the front, fitted bedroom furniture, built in cupboard and a radiator.

## ENSUITE

With an obscure uPVC double glazed window to the front, the fantastic ensuite was refitted 2020 and offers a shower cubicle with a wall mounted mains shower, rainfall effect shower head, hand shower attachment and glazed screen, a dual flush WC, feature freestanding ceramic basin with wall mixer tap, chrome heated towel rail, storage niches, inset ceiling spotlights and an extractor fan.

## BEDROOM TWO

9'2" x 7'10"

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

## BEDROOM THREE

7'10" x 6'6"

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

## BATHROOM

The modern bathroom has an obscure uPVC double glazed window to the side, a panelled 'P shape' bath with mains shower, rainfall shower head, hand attachment and glazed screen, contemporary mixer tap, storage cabinet with inset basin and chrome mixer tap, dual flush WC, chrome heated towel rail, inset ceiling spotlights and extractor fan.

## EXTERNAL

### FRONT

Situated on a corner plot, the home benefits from a larger than average drive, which was newly block paved in 2021. There are raised planted borders, gated access to the rear garden and a useful storage cupboard to the side.

### REAR GARDEN

The landscaped rear garden has a paved patio entertaining space, well kept lawn, outside light and paved path to a gate accessing the front drive.

## GARAGE

17'4" x 8'6"

The garage has an up and over door to the front, power, light and storage cabinets.

## ADDITIONAL INFORMATION

Council Tax Band - D  
EPC to follow.





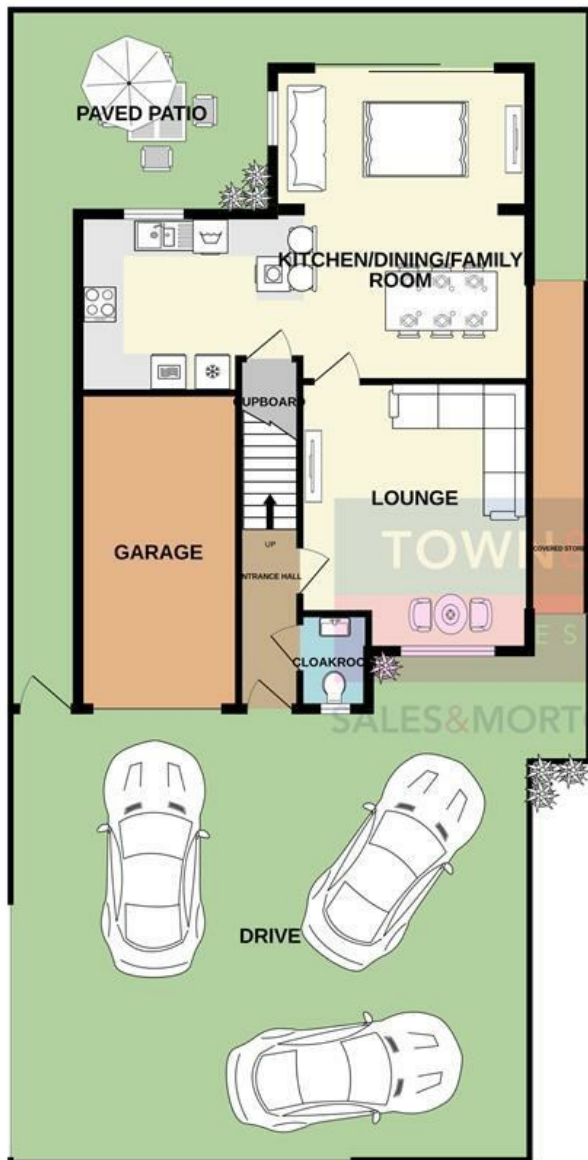








GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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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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