

**TOWN & COUNTRY**  
ESTATES



**The Beeches, Trowbridge, Wiltshire BA14 7HG**

**£365,000**

## LOCATION

The Beeches and adjoining road Halfway Close , make up a small, sought after development immediately off Hilperton Road. The centre of Trowbridge is approximately half a mile away, with local shopping within walking distance. Trowbridge is the County Town of Wiltshire and offers an excellent range of shopping, leisure and educational amenities. There is a train station with excellent access to Bath, Bristol and beyond.

## DESCRIPTION

NO ONWARD CHAIN - Found tucked away in the corner of a small and quiet cul-de-sac, we are pleased to offer for sale this four bedroom detached family home. The ground floor accommodation comprises a porch, entrance hall, kitchen/dining room, 'L shape' living room, conservatory and cloakroom toilet. Upstairs, there are four bedrooms and the bathroom. Further benefits include gas central heating, uPVC double glazing, driveway parking and an enclosed rear garden. While the home would benefit from some modernisation, this is an exciting opportunity to purchase a good size home, in a sought after location off of Hilperton Road.

## PORCH

You enter the property via a uPVC double glazed obscure entrance door. There is wood effect flooring, a light and wooden doors to the entrance hall.

## ENTRANCE HALL

The entrance hall has a radiator, stairs to the first floor landing and doors to the living room, kitchen/dining room, cloakroom and under stairs storage cupboard.

## LIVING ROOM

21'3" max x 18'8" max

The large L-shaped living room is flooded with natural light from the uPVC double glazed windows to the front side and rear, there is a feature fireplace with an inset fire and surround, a uPVC double glazed door that lead out to the garden, pendant light fittings, three radiators and a door to the conservatory.

## KITCHEN/DINING ROOM

31'5" x 7'10" max

## KITCHEN

There is a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome tap and tiled splash backs, built in high level electric oven, inset gas hob with extractor fan over, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge/freezer, wood effect flooring, radiator, an obscure double glazed obscure door and window to the side.

The kitchen leads through to the dining room.

## DINING ROOM

Created from the original garage, this welcome conversion makes a good size dining room. There is a uPVC double glazed window to the front, inset ceiling spotlights, TV Point, wood effect flooring and a radiator.



## CONSERVATORY

12'5" x 9'10"

Accessed from the living room and with French doors to the rear garden, the conservatory has uPVC double glazed windows to three aspects and a radiator.

## CLOAKROOM

The cloakroom toilet has an obscure double glazed window to the side, a close coupled WC, pedestal sink with chrome tap and radiator.

## FIRST FLOOR LANDING

Access to the loft, doors to all four bedrooms, bathroom and the airing cupboard.

## BEDROOM ONE

12'5" x 9'2"

The dual aspect main bedroom has a uPVC double glazed window to the front and side, built in wardrobe with sliding mirrored doors, built in cupboard, radiator and telephone point.

## BEDROOM TWO

11'1" x 9'2"

Bedroom two has a uPVC double glazed window to the front, built in double wardrobe and radiator.

## BEDROOM THREE

10'5" x 8'10"

There is a uPVC double glazed window to the rear, built in double wardrobe, inset sink, radiator and TV point.

## BEDROOM FOUR

9'2" x 8'2"

Bedroom four has a uPVC double glazed window to the rear, radiator and a cupboard with wall mounted Worcester gas boiler.

## BATHROOM

The well presented bathroom has a uPVC double glazed obscure window to the rear, there is a tiled bath with chrome mixer tap and shower attachment, dual flush WC, pedestal basin, heated towel rail, inset ceiling spotlights, extractor fan and tiled flooring.

## EXTERIOR

### FRONT

With driveway parking to the front. gated access to the rear garden and lawn to the side.

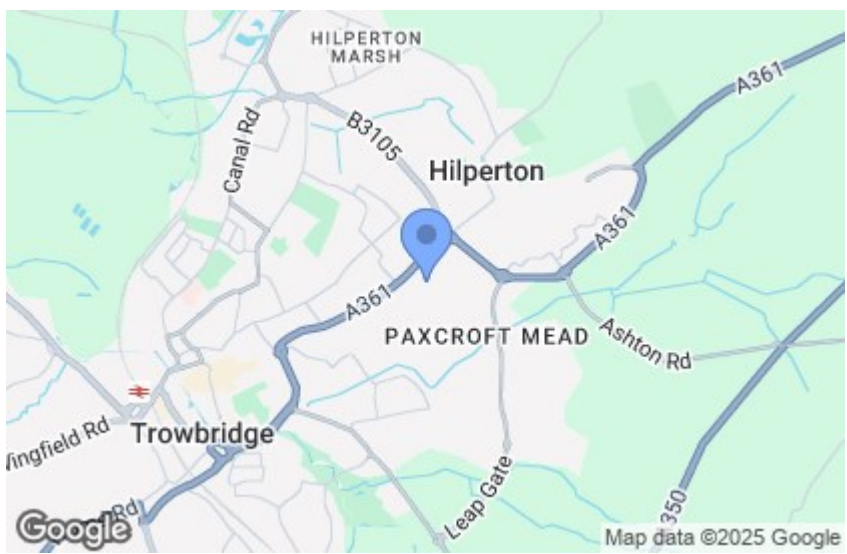
### REAR GARDEN

The enclosed rear garden has a lawn with mature planted borders, a raised feature pond, paved patio, outside tap and a paved path.

## ADDITIONAL INFORMATION

Council Tax Band - E

EPC to follow



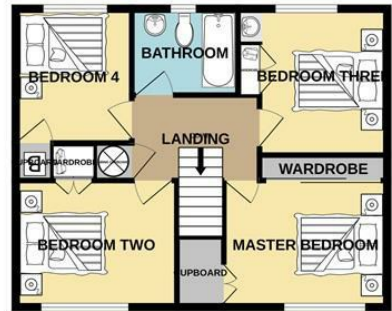




GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1412 sq.ft. (131.1 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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