



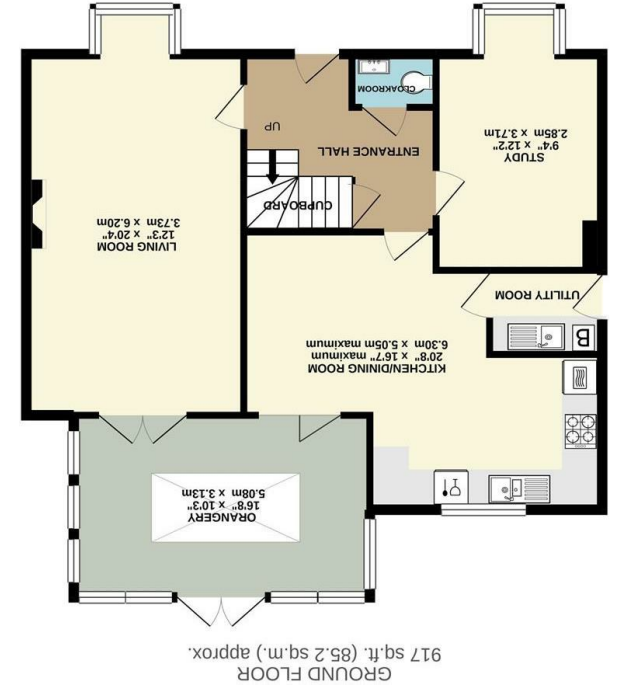
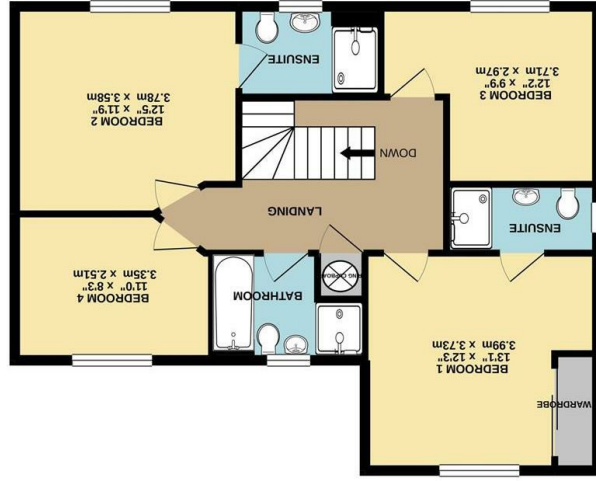
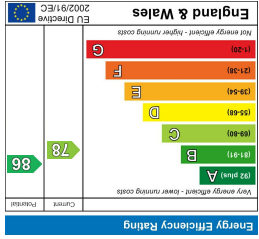
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Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006. Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

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TOTAL FLOOR AREA: 1648 sq.ft. (153.1 sq.m.) approx.
While 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 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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11 Heron Walk
Trowbridge, Wiltshire, BA14 7GA
Price £435,000

- Attractive Double Fronted Detached Family Home
- Two En-Suite Shower Rooms
- Stunning Orangerie
- Cul De Sac Location
- Four Double Bedrooms
- Stylish Kitchen/Dining Room
- Double Garage & Gated Driveway Parking
- EPC Rating C



SITUATION

The property stands at the end of a small cul de sac of detached family homes just off Sparrow Street on the popular Southview development. Situated on the West Ashton side of Trowbridge, there is an attractive wildlife area nearby and Trowbridge town centre is within a mile.

Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities, including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

DESCRIPTION

This attractive double fronted family home was completed in 2013 by Wainhomes. Immaculately presented throughout the accommodation is surprisingly spacious and offers an entrance hall, cloakroom, good sized living room, study, stylish kitchen/dining room with separate utility room, a stunning orangery, four double bedrooms with two en-suite shower rooms and a good sized family bathroom. The current owners have further improved the home with Amtico flooring through the majority of the downstairs and a water softener installed. There are also beautiful fitted blinds throughout the house which are included in the sale. The low maintenance rear garden is south facing, private and enclosed with side access to the gated driveway and double garage.

An internal viewing is recommended.

DIRECTIONS

From the centre of Trowbridge take the West Ashton road. Passing the BP garage at the roundabout turn right into Broadcloth Lane. Follow the road along into Hargreaves Road and into Sparrow Street. Take the right hand turn into Woodpecker Drive and follow the road around to the left. As the road curves to the right, the house can be found at the end of the cul de sac.

The double garage and gated driveway are found further along Sparrow Street on the left hand side opposite Toucan Street. There is gated access into the rear garden from the driveway.

ACCOMMODATION

ENTRANCE HALL

PVCu double glazed entrance door. Stairs to the first floor. Understairs cupboard with automatic lighting. Amtico flooring. Radiator.

CLOAKROOM

White WC and wash hand basin with vanity cupboard beneath. Tiled splashbacks. Amtico flooring. Ceiling mounted extractor fan. Radiator.

LIVING ROOM

12'2" x 20'4" (3.73m x 6.2m)
PVCu double glazed bay window to the front. PVCu double glazed French doors opening into the orangery. Attractive fireplace with stone surround and electric fire. Two radiators.

STUDY

12'2" x 9'3" (3.71m x 2.84m)
PVCu double glazed bay window to the front. Amtico flooring. Radiator.

KITCHEN/DINING ROOM

20'8" x 16'6" maximum (6.3m x 5.05m maximum)
KITCHEN

PVCu double glazed window to the front. Range of matching wall and base units with square edge work tops and tiled splashbacks. With integral appliances including eye level double oven, gas hob with extractor fan over and dishwasher. Water softener. Space for fridge freezer. Amtico flooring. Radiator.

DINING AREA

PVCu double glazed bi-folding door into the orangery. Amtico flooring. Radiator.

UTILITY ROOM

PVCu double glazed stable door providing access to the rear garden. Matching wall and base units to the kitchen. Spaces and plumbing for washing machine and dryer. Wall unit housing the gas central heating boiler. Ceiling mounted extractor fan. Amtico flooring. Radiator.

ORANGERY

16'7" x 10'2" (5.08m x 3.12m)
Stunning orangery with brick construction and large PVCu windows with French doors opening onto the patio area. Lantern style skylight with electric openers. Tiled flooring. Vertical radiator.

LANDING

Airing cupboard housing the hot water tank. Access to the loft space (fitted ladder and light). Radiator.

BEDROOM ONE

13'1" x 12'2" (3.99m x 3.73m)
PVCu double glazed window to the rear. Built in wardrobe with sliding doors. Radiator.

EN SUITE SHOWER ROOM

Obscure PVCu double glazed window to the side. White suite with WC, wash hand basin and double shower. Tiled splashbacks. Ceiling mounted extractor fan. Amtico flooring. Heated towel rail.

BEDROOM TWO

12'4" x 11'8" (3.78m x 3.58m)
PVCu double glazed window to the front. Radiator.

EN SUITE SHOWER ROOM

Obscure PVCu double glazed window to the front. White suite with WC, wash hand basin and double shower. Tiled splashbacks. Ceiling mounted extractor fan. Amtico flooring. Heated towel rail.

BEDROOM THREE

12'2" x 9'8" maximum. (3.71m x 2.97m maximum.)
PVCu double glazed window to the front. Radiator.

BEDROOM FOUR

10'11" x 8'2" (3.35m x 2.51m)
PVCu double glazed window to the rear. Radiator.

BATHROOM

Obscure PVCu double glazed window to the rear. White suite with WC, wash hand basin, double shower cubicle and bath with shower attachment. Tiled splashbacks. Ceiling mounted extractor fan. Amtico flooring. Heated towel rail.

EXTERNALLY

DOUBLE GARAGE

17'5" x 16'11" (5.31m x 5.16m)
Two up and over entrance doors leading into the open garage space. Partly boarded eaves storage space. Power and light.

Gated driveway parking with access to the rear garden.

FRONT GARDEN

Paved path to front door. Landscaped front garden with an assortment of attractive shrubs and plants.

REAR GARDEN

The south facing rear garden is landscaped for ease of maintenance with garden laid to artificial turf and majority walled borders. The stone patio provides a private sun trap with gated side access onto the driveway. Useful shed with power and light. Paved path leading around to the iron gated side access to the utility room.

TENURE

Freehold with vacant possession on completion.

SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested by Kavanaghs). Fitted water softener. Security Alarm System.

PROPERTY TAX

The property is in Band E with the amount payable for 2024/25 being £2973.17

There is an annual service charge of approximately £160.00 (2021) for the maintenance and management of the development communal areas.

VIEWINGS

To arrange a viewing please call 01225 341504 or email sales@kavanaghs.co.uk

CODE

27/03/2024 11143

