



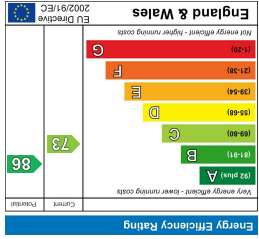
T: 01225 341504  
E: trowbridge@chasebuchanan.co.uk

OFFICE  
63 Fore Street  
Trowbridge  
Wiltshire  
BA14 8ET

**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 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](http://www.leasebusinesspremisses.co.uk)

**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.



CHIRAFF360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area\*  
1162.25 m<sup>2</sup>  
107.98 m<sup>2</sup>



**2 Stanton Close**  
Trowbridge, Wiltshire, BA14 0UA  
**£359,950**

- CHECK OUT THE VIDEO LINK TO OUR 360' WALK THROUGH TOUR
- Lounge/Dining Room & Conservatory
- Gas Central Heating & PVCu Double Glazing
- Single Garage & Parking
- Desirable Cul De Sac Location Close to Local Playing Field
- Well Modernised Four Bedroom Link Detached House on Corner Plot
- Ensuite Shower Room, Family Bathroom & Downstairs Cloakroom
- Deceptively Spacious Garden including Large Side Patio Area
- EPC Rating C / Council Tax Band D



## SITUATION

Stanton Close is a small cul de sac location well situated off Wiltshire Drive offering an open aspect and an interesting mixture of houses and bungalows. The cul de sac also offers easy access to local Primary schools in Holbrook Lane & Hazel Grove, secondary schooling at Clarendon Academy and in addition two convenience stores situated on Silver Street Lane or College Road. Also nearby is the Spitfire Retail Park with its range of shopping facilities

There is good access to local amenities and the town centre and railway station are within a mile with amenities including a large Tesco Extra, ASDA superstore, Marks & Spencer Food hall and Odeon Cinema complex.

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. Trowbridge is accessible from the M4 and has a railway station providing regular services to Salisbury, Southampton and Weymouth to the south, Bath and Bristol to the northwest and Chippenham and Swindon to the north. Surrounded by open countryside with many picturesque villages and towns including Bradford On Avon & Frome offering history and character and culture, there is also access to the nearby World Heritage City Of Bath with its shopping facilities and beautiful country houses and their gardens at Longleat & Stourhead.

## DESCRIPTION

A well modernised and presented 4 bedroom link detached family home in a pleasant cul de sac location. The house offers accommodation including entrance hall, re fitted cloakroom, spacious lounge/dining room, a useful conservatory with heating and a well re fitted kitchen/breakfast room with built in oven, 5 ring gas hob unit and extractor hood. Upstairs are a master bedroom with built in wardrobe and en suite shower room, three further double bedrooms with built in wardrobes and a re fitted family bathroom with shower over the bath. The property further boasts gas central heating, PVCu double glazing, attractive and private rear garden, driveway parking and a garage.

## DIRECTIONS

From the centre of Trowbridge proceed down Fore Street and Wicker Hill crossing the town bridge. Go straight across the mini roundabout and at the next roundabout by Trinity Church take the turning left into Newtown. At the next mini roundabout turn right onto Frome Road, and at the next roundabout turn left onto Bradley Road. Follow Bradley Road crossing straight over three roundabouts and immediately after the third turn left into Wiltshire Drive. Stanton Close is then the third turning on your left and the house will be found in the left hand corner of the cul de sac as you enter.

## ACCOMMODATION

### ENTRANCE HALL

Part double glazed PVCu front door & double glazed side panel to entrance hall. Entrance hall with stairs to first floor landing, vinyl flooring, doors to lounge/dining room, kitchen breakfast room and cloakroom.

### CLOAKROOM

Re fitted with a white suite comprising low level WC, inset wash hand basin with vanity unit under, radiator, tiled flooring and PVCu double glazed window to side.

### LOUNGE/DINING ROOM

13'7" x 10'3" + 9'3" x 13'7" (4.15m x 3.14 + 2.83m x 4.15m)

With a feature wooden fire surround with mantle and hearth and an inset electric fire, two radiators, coved ceiling, PVCu double glazed window to front and PVCU French doors to conservatory. Door to kitchen/breakfast room.

### CONSERVATORY

13'4" x 8'11" (4.07m x 2.74m)

Brick built wall and PVCu double glazed windows, electric radiator, vinyl flooring and PVCu double glazed French doors to rear garden.

### KITCHEN/BREAKFAST ROOM

18'6" x 8'10" (5.64m x 2.71m)

With a one and half bowl single drainer stainless steel sink unit with mixer taps over and cupboards under. There is an extensive range of re fitted base units and wall cupboards with laminate work surfaces over and tiled splash backs, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, a built in Hotpoint electric oven, 5 ring gas hob unit with stainless steel extractor hood over, kick space fan heater connected to central heating, vinyl flooring, dual aspect PVCu double glazed windows and PVCu double glazed door to rear garden.

## FIRST FLOOR LANDING

Access to roof space via loft ladder with light. Radiator and a built in shelved airing cupboard housing an Integas combination gas boiler.

### MASTER BEDROOM

10'4" x 10'0" (3.17m x 3.06m )

Radiator and a built in double wardrobe with shelving and hanging rail. Coved ceiling and PVCu double glazed window to front with open aspect views.

### EN SUITE SHOWER ROOM

With an independent shower cubicle with thermostatic shower and folding doors, pedestal wash hand basin, low level WC, vinyl flooring and extractor fan.

### BEDROOM TWO

10'0" x 9'4" (3.07m x 2.86m)

Radiator, laminate flooring, built in double wardrobe with shelf and hanging rail, coved ceiling and PVCu double glazed window to rear.

### BEDROOM THREE

9'0" x 7'9" (2.75m x 2.38m)

Radiator, coved ceiling, built in double wardrobe with shelf and hanging rail, PVCu double glazed window to rear.

### BEDROOM FOUR

9'0" x 7'9" (2.75m x 2.38m)

Radiator, built in wardrobe with shelving and further built in cupboard with shelving.

### FAMILY BATHROOM

With a re fitted white suite comprising a P-shaped bath with mixer taps and thermostatic shower over, rail & curtain, low level WC, pedestal wash hand basin, vinyl flooring, stainless steel heated towel rail, extractor fan, four inset down lights and PVCu double glazed window to side.

## EXTERNALLY

### FRONT GARDEN

The property is approached over a gravelled driveway with parking for several cars leading to a garage.

### GARAGE

16'7" x 9'3" (5.07m x 2.84m)

With a metal up and over door, power and light, PVCu double glazed window to rear and a part double glazed PVCu door to rear garden.

### REAR GARDEN

The rear garden has an extensive patio area that extends to the right hand side of the house as you face it. The garden is largely laid to lawn with raised timber built flower and shrub borders, timber garden shed and outside tap. The garden is enclosed by wooden panel fencing with a paved path and timber gate to side access.

### SERVICES

Mains gas, water, drainage and electricity are connected. Central heating is from the Integas gas fired combination boiler (Not Tested By Chase Buchanan)

### COUNCIL TAX

The property is in Band D with the amount payable for 2024/25 being £2432.60.

### VIEWING

To arrange a viewing call us on 01225-341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

### CODE

02/05/2024 11224

