

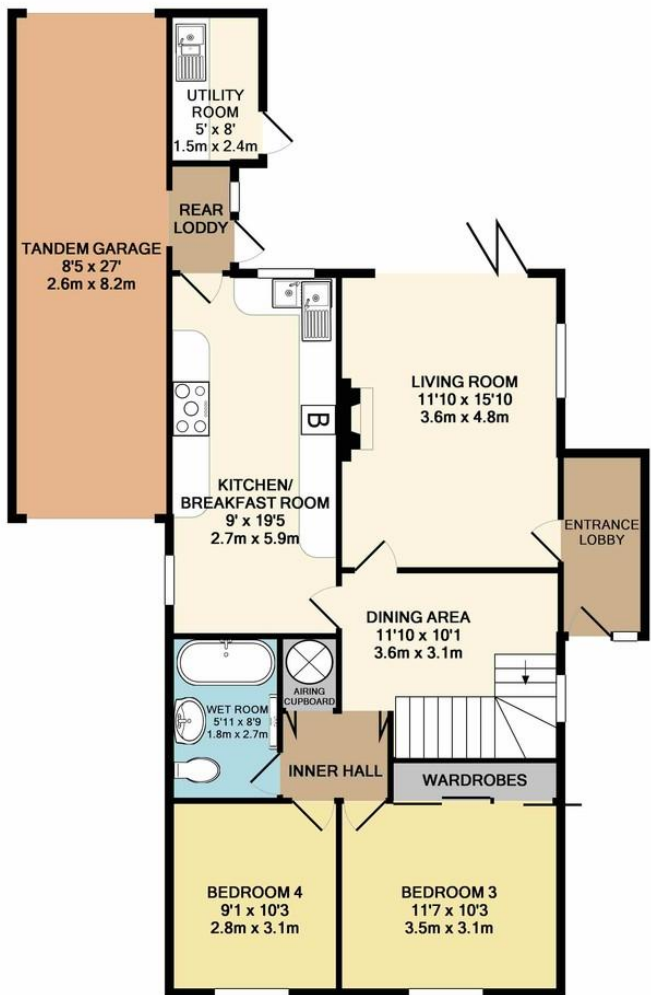


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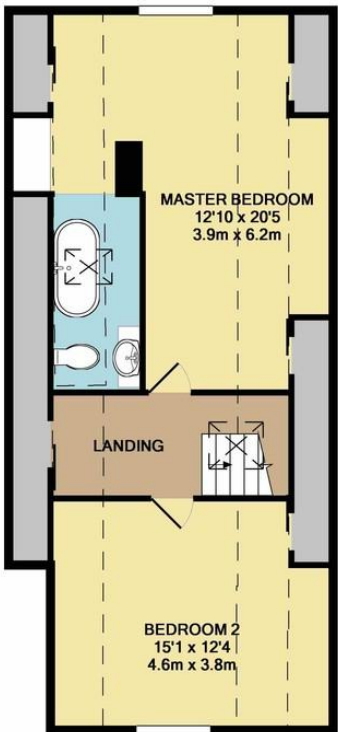
37 Willow Grove
Trowbridge, Wiltshire BA14 0HA

£349,950

- Immaculately Presented Detached Home
- Refurbished Throughout
- Deceptively Spacious Accommodation Approx 1768 sq.ft
- Four Double Bedrooms
- En-suite Bathroom & Downstairs Wet Room
- Tandem Garage/Workshop & Driveway Parking
- Generous Rear Garden
- EPC Rating E

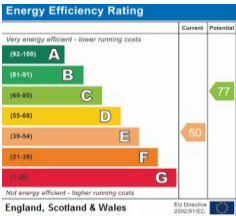


GROUND FLOOR
APPROX. FLOOR
AREA 1128 SQ.FT.
(104.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1768 SQ.FT. (164.2 SQ.M.)
Schematic Diagram only - Not to scale
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SITUATION

Situated in an established and desirable residential area just off Silver Street Lane on the south side of Trowbridge. There are local shops nearby, a popular junior school and the property is within walking distance of senior schools and the college. The centre of Trowbridge are within a mile and a half.

Trowbridge is the county town of Wiltshire and has benefitted from significant investment in development which is still ongoing. Offering a good range of schooling for all ages, railway station, excellent shopping, restaurants and leisure facilities including a multi-screen cinema sports centre. Surrounded by open countryside with picturesque villages scattered around offering history and character there is an abundance of leisure opportunities to meet most peoples needs.

DESCRIPTION

Immaculately presented detached and adaptable stylish home which has been completely refurbished by the current owners and is light and attractively finished throughout. Offering deceptively spacious accommodation with surprisingly high ceilings the chalet comprises an entrance hall, living room with bi-folding doors opening onto the rear garden, dining area, kitchen/breakfast room, separate utility room, two double bedrooms, downstairs bath/wet room, first floor master bedroom with en-suite bathroom and further double bedroom. The property offers generous eaves storages, PVCu double glazed throughout and oil fired central heating.

BEDROOM THREE

11' 6" x 10' 3" (3.51m x 3.12m)
Built in triple wardrobe with sliding doors. PVCu double glazed window to the front. Radiator.

BEDROOM FOUR

9' 1" x 10' 3" (2.77m x 3.12m)
PVCu double glazed window to the front. Radiator.

WET ROOM

5' 11" x 8' 8" (1.8m x 2.64m)
Having a white suite comprising wash hand basin with useful vanity cupboards below, WC with concealed flush, bath and separate wall mounted shower. Panel splashbacks and tiled flooring. Obscure PVCu double glazed window to the side. Radiator.

ON THE FIRST FLOOR

LANDING

Access to restricted attic space. Drop down door to generous eaves storage. Skylight.

MASTER BEDROOM

12' 10" x 20' 04" (3.91m x 6.2m) to widest points
Drop down door to eaves storage space. PVCu double glazed window to the rear. Radiator.

There is ample driveway parking which has been newly tarmacked up to the tandem garage/workshop which offers electric doors to the front and back which lead through to the rear garden. The generous rear garden is enclosed on a southerly aspect with gated side access, mainly laid to lawn with attractive patio areas and a large useful shed.

DIRECTIONS

Proceed out of Trowbridge on the Frome Road towards Southwick. Head towards the edge of town passed the traffic lights and take the left hand turn into Silver Street Lane. Willow Grove is the first turning on the left hand side and the property can be found a short distance along on the right.

ACCOMMODATION

ENTRANCE LOBBY

4' 6" x 9' 9" (1.37m x 2.97m)
PVCu double glazed entrance door with adjoining obscure window to the front. Radiator.

LIVING ROOM

11' 10" x 15' 10" (3.61m x 4.83m)
Bi folding doors opening onto the rear garden and patio with fitted canopy above. Attractive surround with real effect electric fire. PVCu double glazed window to the side. Radiator.

ENSUITE BATHROOM

4' 8" x 6' (1.42m x 1.83m)
Having a white suite with rolled edge bath, wash hand basin with useful vanity cupboard and WC with concealed flush. Panelled splashbacks. Ceiling mounted extractor fan. Skylight. Heated towel rail.

BEDROOM TWO

15' 1" x 12' 5" (4.6m x 3.78m) to widest points
With sloped ceilings. Drop down door to eaves space. PVCu double glazed window to the front. Radiator.

EXTERNALLY

TANDEM GARAGE

8' 5" x 26' 11" (2.57m x 8.2m) Electric up and over doors to front and rear. Power and light. Access into rear lobby.

PARKING

Tarmacked driveway parking with carport leading up to the tandem garage.

DINING AREA

11' 10" x 10' 1" (3.61m x 3.07m)
With stairs to first floor. PVCu to double glazed window to the side. Radiator.

KITCHEN/BREAKFAST ROOM

8' 9" x 19' 5" (2.67m x 5.92m)
Having matching wall and base units with rolled edge worktops and uplifts. Aga style electric five ring cooker with fitted extractor fan above. Cupboard housing the central heating boiler. Tiled flooring. PVCu double glazed windows to the rear and the side. Radiator.

REAR LOBBY

Access to tandem garage. PVCu double glazed door and window to the side. Opening onto the rear patio.

UTILITY ROOM

5' x 8' (1.52m x 2.44m)
Spaces and plumbing for washing machine and dryer. Worktop with tiled splashback. Vinyl flooring. PVCu double glazed entrance door to the side.

INNER HALLWAY

5' 11" x 4' 9" (1.8m x 1.45m)
Airing cupboard housing hot water tank. Radiator.

FRONT GARDEN

The front garden is laid to lawn with established shrubs and part bordered by a low wall. Tarmacked path to entrance lobby.

REAR GARDEN

Generous rear garden which is mainly laid to lawn with two attractive and good sized patio areas. Large useful shed. Oil tank. Gated side access from the front.

SERVICES

Main services of electricity, water and drainage are connected. Central heating is from the oil fired boiler (not tested).

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band D with the amount payable for 2020/21 being £1,972.61

VIEWINGS

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

CODE

9519 23/06/20

