



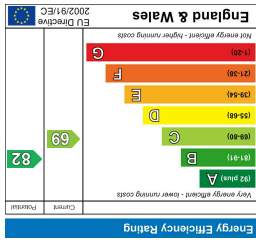
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements 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.

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

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 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



GIRARF360

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
1477.05 m²
137.22 m²



52 Spring Meadows
Trowbridge, Wiltshire, BA14 0HD
£399,950

- Well Presented Four Bedroom Detached House
- Kitchen & Separate Utility Room
- Bedroom 2 with En Suite Shower Room, Family Bathroom
- Driveway Parking for 2 Cars & Garage/Store
- VENDOR SUITED
- Three Reception Rooms
- Main Bedroom with En Suite Bathroom
- Attractive Well Tended Rear Garden
- EPC Rating TBC



SITUATION

Well situated in the established popular residential development of Silver Lea on the southern side of Trowbridge just off Silver Street Lane. Spring Meadows is a modern cul de sac of similar style properties built from 2001 with access to local countryside and with a children's playground. There is a range of local shops and schools nearby with good travel links to most major routes.

The centre of Trowbridge and railway station is within a mile and a half. Trowbridge is the County Town of Wiltshire 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 the railway station provides regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

DESCRIPTION

Well placed within the cul de sac, this attractive detached family home offers well proportioned accommodation including an entrance hall, lounge offering a stone built fireplace with inset coal-effect gas fire, dining room, kitchen with double oven, hob & extractor and a free standing island unit, utility room, study & cloakroom. Upstairs are a master bedroom with en-suite bathroom, bedroom 2 with en suite shower room and a family bathroom. The property further boasts gas central heating, PVCu double glazing and benefits from a well tended and attractive rear garden. There is garden at the front and a tarmac driveway providing parking for two cars and a useful garage/store.

VENDOR SUITED

ACCOMMODATION

ENTRANCE HALL

Part double glazed front door to entrance hall. Entrance hall with stairs to first floor landing, under stairs storage cupboard, radiator and PVCu double glazed window to front.

LOUNGE

18'3" x 11'9" (5.57m x 3.59m)

With a feature Bath stone fireplace and hearth with an inset coal-effect gas fire, PVCu double glazed bay window to front, two radiators and double doors to dining room.

DINING ROOM

12'2" x 9'4" (3.72m x 2.87m)

Radiator and double glazed sliding patio doors to rear garden.

KITCHEN

13'8" x 11'0" (4.17m x 3.36m)

With a one and half bowl single drainer stainless steel sink unit with mixer taps over and drawers and cupboards under. A range of base units and wall cupboards with laminate work surfaces and tiled splash backs over. The kitchen incorporates a built in double oven, four ring gas hob unit with extractor hood over, free standing island breakfast bar unit, vinyl flooring, radiator, 4 spot lights, two inset down lights, PVCu double glazed window to rear and door to utility room.

THE OWNER IS OFFERING TO INCLUDE THE DISHWASHER, WASHING MACHINE & FRIDGE/FREEZER.

UTILITY ROOM

7'11" x 6'2" (2.42m x 1.90m)

With a single drainer stainless steel sink unit with cupboard under, work surface to one side and space under with plumbing for washing machine and space for tumble dryer. Space for fridge/freezer, wall mounted Vaillant gas fired boiler, radiator, extractor fan, vinyl flooring, PVCu double glazed window to side and part double glazed PVCu door to rear garden.

CLOAKROOM

With a white suite comprising low level WC, wash hand basin, radiator and PVCu double glazed window to side.

STUDY

11'6" x 8'3" (3.52m x 2.52m)

Stained pine wood flooring, PVCu double glazed window to side.

FIRST FLOOR

FIRST FLOOR LANDING

Radiator, access to part boarded roof-space and a built in airing cupboard with hot water cylinder and immersion heater.

MASTER BEDROOM

15'8" x 10'3" (4.79m x 3.13m)

With a built in treble and double wardrobe with shelving and hanging rail, radiator, dual aspect PVCu double glazed window to rear and side. Two inset spot lights and door to en suite bathroom.

EN SUITE BATHROOM

With a white suite comprising panelled bath with mixer taps over, independent shower cubicle with "Raindance" shower head and a separate body cassette, wash hand basin with vanity unit under, back to wall WC, tiled flooring, under floor electric heating, stainless steel heated towel rail, four inset spot lights and PVCu double glazed window to front.

BEDROOM TWO

13'5" x 8'11" (4.10m x 2.72m)

Radiator, a built in treble wardrobe with shelving and hanging rail and PVCu double glazed window to front. Door to En suite shower room.

EN SUITE SHOWER ROOM

With an independent shower cubicle with thermostatic shower, pedestal wash hand basin, low level WC, radiator, tiled flooring, extractor fan and PVCu double glazed window to side.

BEDROOM THREE

10'9" x 8'11" (3.29m x 2.73m)

Radiator and PVCu double glazed window to rear.

BEDROOM FOUR

10'0" x 9'0" (3.06m x 2.75m)

Radiator and PVCu double glazed window to front.

FAMILY BATHROOM

With a white suite comprising a panelled bath with mixer taps and telephone style shower attachment over, pedestal wash hand basin, low level WC, shaver socket, extractor fan, radiator, vinyl flooring and PVCu double glazed window to rear.

EXTERNALLY

FRONT GARDEN

With a well stocked shrub and flower border, a gravelled area and a double width tarmac driveway providing parking for two leading to front door with outside light, covered porch and garage/store.

GARAGE/STORE

Reduced size Garage/Store area. (This was reduced to create to study room)

REAR GARDEN

With a Southerly aspect, paved patio area with two outside lights and largely laid to lawn with well stocked flower and shrub borders. There is a water feature and steps leading down to a decking path area with timber built pergola. The garden is enclosed by wooden panel fencing with paved path and gate to side access with additional lighting to the side of the house. In addition there is a gated bin storage area to the right hand side of the house as you face it from the rear.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

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

SERVICES

Mains services of gas, electric, water and drainage are connected. The heating & hot water is from the gas fired Vaillant boiler. (Not tested by Chase Buchanan)

VIEWING

To arrange a viewing please call 01225-341504 or email trowbridge@chasebuchanan.co.uk

CODE

11196 26/03/2024

AGENTS NOTE

Please note that there is currently a detailed planning application passed for 50 homes on the field directly behind the house.

