



**Frome Road, Trowbridge BA14 0DP**

**welcome to**

## **Frome Road, Trowbridge**

A well placed bay fronted Edwardian home featuring three generous bedrooms and benefiting from close proximity to amenities, schooling and transport links. The property is walkable to the station and features WFH space, making this a fantastic opportunity for hybrid workers.

### **Entrance Hall**

Access to living room & dining room with stairs rising to first floor landing. Double glazed door to front aspect leading to front garden & hardstanding.

### **Lounge**

14' 1" Max x 11' 9" Max ( 4.29m Max x 3.58m Max )

Wonderful character features on display inclusive of a double glazed three point bay window to the front aspect, picture rails, cornicing - additional benefits include wooden window shutters. The room also benefits from an open fireplace with a power supply for an electric burner.

### **Dining Room**

12' 9" x 12' ( 3.89m x 3.66m )

The dining room features generous dimensions and offers access to the kitchen and also benefits from access to the under stair cupboard. Aesthetically the space offers picture rails, Amtico flooring and from a practicality angle the room features plug sockets and a radiator. The dining room benefits from a double glazed window to the rear aspect overlooking the garden.

### **Kitchen**

10' 5" x 8' 9" ( 3.17m x 2.67m )

A well stocked kitchen benefiting from a mixture of base level and eye level cabinetry inclusive of pot & pan drawers and two spice racks. There is under counter space for a washing machine & dishwasher and the boiler can also be found in the kitchen. The kitchen houses an electric oven & hob and features a ceramic sink with a draining board.

### **Study**

6' 8" x 8' 9" ( 2.03m x 2.67m )

A dual aspect space featuring double glazed windows to side and rear aspects, benefiting from the aesthetic uplift of Amtico flooring and the user friendly component of built in shelving lending itself perfectly as a study space.





### Landing

Access to bathroom, bedrooms 1 & 2 with a door leading to a stairwell to bedroom 3. Additionally, an airing cupboard can be found on the landing.

### Bedroom 1

14' 2" Max x 15' 4" Max ( 4.32m Max x 4.67m Max )

A bright and airy space featuring two windows to the front aspect, one a single double glazed window and the other a double glazed three point bay window - the bay window equipped with shutters. This is a full width room with generous proportions and is carpeted and benefits from two radiators.

### Bedroom 2

9' 3" x 10' 2" ( 2.82m x 3.10m )

Double glazed window to the rear aspect overlooking the rear garden. Convenient under stair storage, carpeted flooring and a radiator.

### Bedroom 3

15' Max - restricted head height x 11' 6" Max - restricted head height ( 4.57m Max - restricted head height x 3.51m Max - restricted head height )

This is a converted loft space, so the dimensions are max measurements and the room does feature restricted headheight. Benefits include a double glazed window to the side aspect and a velux window making this a bright room, storage solutions can be found in the eaves which are accessible from within the room.

### Bathroom

A well finished space featuring a double glazed window to the rear aspect, double width shower, double end bath with central tap and shower head, comfort height Roca toilet, sink unit with Harvey George cabinetry. The room has been finished with spotlights for even light distribution.

### Outside

A hardstanding can be found at the front of the property; this is where the owners currently park but please note this is not considered parking owing to the lack of dropped curb and is being described as a hardstanding. The front garden comprises a mixture of bushes & fencing to increase the privacy levels and the front garden is also home to a small Rowan tree. The rear garden is partly laid to lawn and features a side and rear patio which is ideal for alfresco dining. Additional benefits include a Silver Birch Tree, Ceanothus Tree and a mixture of mature shrubs.

### Outbuilding

At the bottom of the garden an outbuilding can be found which benefits from power & lighting and is accessed independently through the garden. It is currently a fantastic storage space and any conversions would be subject to the necessary sign off.



### Agents Note

The property is subject to shared lateral drain with next door which is Wessex Waters responsibility to maintain.



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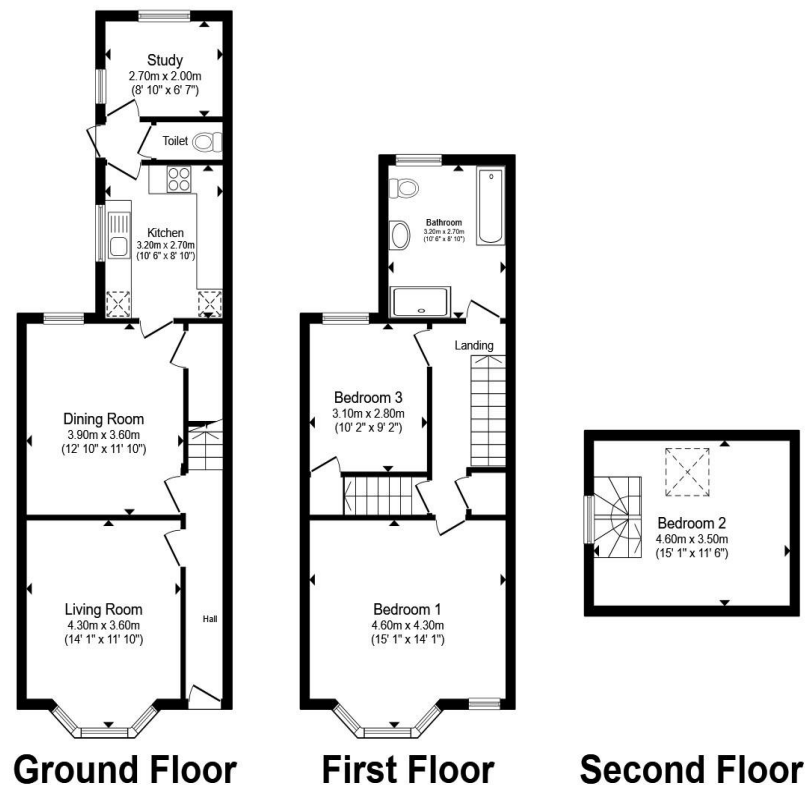
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## Frome Road, Trowbridge

- An Edwardian Bay Fronted Semi-Detached Home
- Dual Aspect Study/WFH Space
- Four Piece Bathroom Suite
- Mature Front & Rear Gardens
- Workshop With Power & Lighting

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£335,000**



Total floor area 114.0 m<sup>2</sup> (1,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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WST108083 - 0005

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