



📍 1 Hornbeam Road, Trowbridge, Wiltshire, BA14 0AF

🏠 Guide Price £300,000

A superb three bedroom detached home occupying a wonderful position in this small development in the popular Silver Street Lane area. The property is well presented and offers a private garden along with off street parking and a single garage.

- Detached
- Popular Location
- Three Bedrooms
- Two Bathrooms
- Kitchen/Diner
- Garden
- Driveway Parking
- Garage
- Well Presented

🏡 Freehold

📊 EPC Rating C



An attractive double fronted and well presented two storey detached house with a south facing garden, garage and driveway parking, situated on this popular cul-de-sac just off Silver Street Lane to the south of the town.

Upon entering the home you are welcomed into the entrance hall to which the rooms lead from. The well appointed sitting rooms spans the length of the house and has a pretty bay window as a focal point. The kitchen/dining room has French doors opening to the enclosed south facing garden. The kitchen has a practical layout with a range of floor and wall units sat below a laminate work surface with tile splashbacks. Integrated appliances include electric fan oven, gas hob with extractor hood above. Finishing the ground floor accommodation is the cloakroom and under stairs cupboard. To the first floor are three bedrooms with the principle bedroom offering an en-suite shower room as well as fitted cupboards. The family bathroom has been tastefully finished with a modern white suite with half tiled walls and a towel radiator.

Externally there is a private, enclosed south facing garden which leads from the kitchen/diner and is situated to the side of the house. It is enclosed by two walls and a timber fence. The main body of the garden is laid to lawn with a patio area directly from the French doors from the kitchen creating a wonderful space to enjoy outside dining. There is also a driveway for parking leading to the single garage. There is also a small frontage to the house which has been planted with shrubs and leads to the side.

#### **Situation**

Hornbeam Road is a small cul-de-sac of attractive houses located just off the popular Silver Street Lane on the southern side of Trowbridge. There are a number of excellent local amenities including primary schools, secondary schools, Wiltshire College, a local shop and playing fields. Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo.

#### **Property Information**

Council Tax Band; D

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



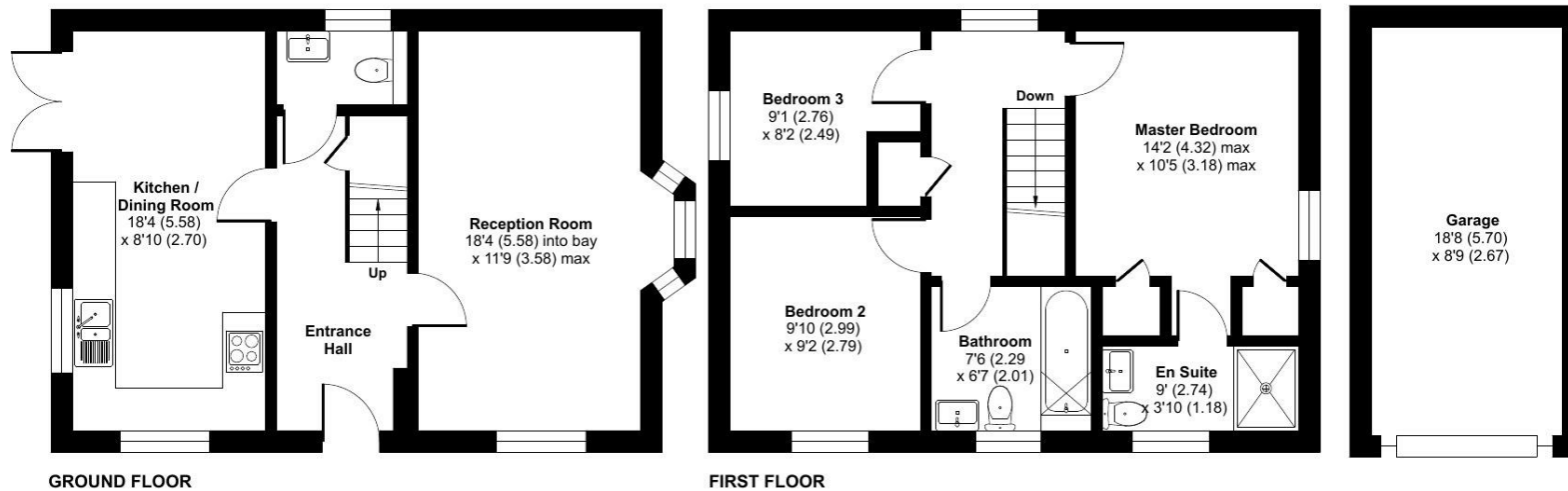
# Hornbeam Road, Trowbridge, BA14

Approximate Area = 960 sq ft / 89.1 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1123 sq ft / 104.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1400548

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.