



Wrights
01225 755553

Boundary Walk, Trowbridge, Wiltshire, BA14 0LZ

£350,000

Situation

The property is situated within the popular Silver Street Lane area on the outskirts of Trowbridge. Local amenities include Primary and Secondary schools and a one stop convenience store. The property also offers access to open countryside and Southwick Country Park is just under a mile away offering free access to over 100 acres of countryside walks and a small animal park.

The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema and numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



Gas central heating
PVCu double glazing
Garage and driveway parking
Enclosed rear garden
No onward chain



Four bedroom semi detached property

Additional self contained Annexe

Modern kitchen/Diner
Spacious Lounge

Downstairs W.C and Wet Room

Situated within the highly regarded Silver Street Lane area, close to local amenities and schools, this spacious four bedroom semi detached property offers flexible accommodation together with the benefit of a self-contained ground floor annexe.

The main house comprises a generous lounge, a modern kitchen opening into a dining/conservatory area, downstairs cloakroom, three double bedrooms, a further single bedroom and a family bathroom.

The annexe includes an open plan kitchen and living/bedroom area together with a wet room, offering versatile space suitable for a variety of uses.

Externally, the property benefits from an enclosed rear garden, garage and driveway parking to the rear.

Offered for sale with the advantage of no onward chain.

Main House accommodation comprises:

Ground Floor

Entrance Hall

With PVCu front door and stairs to the first floor.

Lounge 14' 3" x 13' 8" (4.35m x 4.17m) max

With wood flooring and PVCu double glazed window to the front.

Rear Hall

With wood flooring, radiator and two built in storage cupboards.

Cloakroom

With low level W.C, pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

Kitchen/Diner 10' 4" x 17' 5" (3.15m x 5.31m)

With a range of eye level and base units, worktops with splashbacks, range cooker with five ring gas hob and extractor hood over, inset sink and drainer unit, space for American style fridge/freezer, washing machine and slimline dishwasher, radiator and inset ceiling spotlights.

The kitchen opens through to a bright dining/conservatory area, creating an excellent open-plan layout ideal for everyday living and entertaining. The dining area benefits from a glazed roof and surrounding windows, allowing plenty of natural light and providing views over the rear garden, with ample space for a family dining table and chairs.

First Floor

Landing

With airing cupboard housing gas combi boiler, radiator and shelving.

Bedroom 1 9' 6" x 11' 7" (2.90m x 3.54m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 7' 2" x 23' 11" (2.18m x 7.28m)

With radiator and PVCu double glazed windows to the front and rear.

Bedroom 3 10' 3" x 9' 10" (3.13m x 3.00m)

With radiator, built in wardrobes and PVCu double glazed window to the rear.

Bedroom 4 7' 4" x 8' 8" (2.24m x 2.64m)

With radiator and PVCu double glazed window to the front.

Family Bathroom

With white suite comprising bath with shower attachment over, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

Annexe accommodation:**Open plan kitchen/Living area and Bedroom 7' 2" x 24' 2" (2.18m x 7.36m)**

With a range of eye level and base units with solid wood worktop and inset ceramic sink unit, radiator and PVCu double glazed windows to the front and side.

Wet Room

With electric shower, low level W.C and pedestal hand basin, heated towel rail and extractor fan.

Externally**To the front**

To the front of the property is a low maintenance garden enclosed by a low wall and timber fencing, with gated access. The garden is mainly laid to gravel with a selection of established shrubs and planting, together with a paved pathway leading to the front entrance.

Rear Garden

The property benefits from an enclosed rear garden, which is mainly laid to lawn with paved patio areas providing space for seating and outdoor dining. A raised pond feature forms a central focal point, with surrounding planted borders adding interest. The garden is enclosed by timber fencing and also benefits from gated access to the rear as well as a door to the garage.

Garage and parking

Single garage with up and over door, rear door to the garden, power and light. Driveway parking for one vehicle in front.

Council tax

The property is currently in council tax band C.

Tenure

The property is sold as Freehold.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

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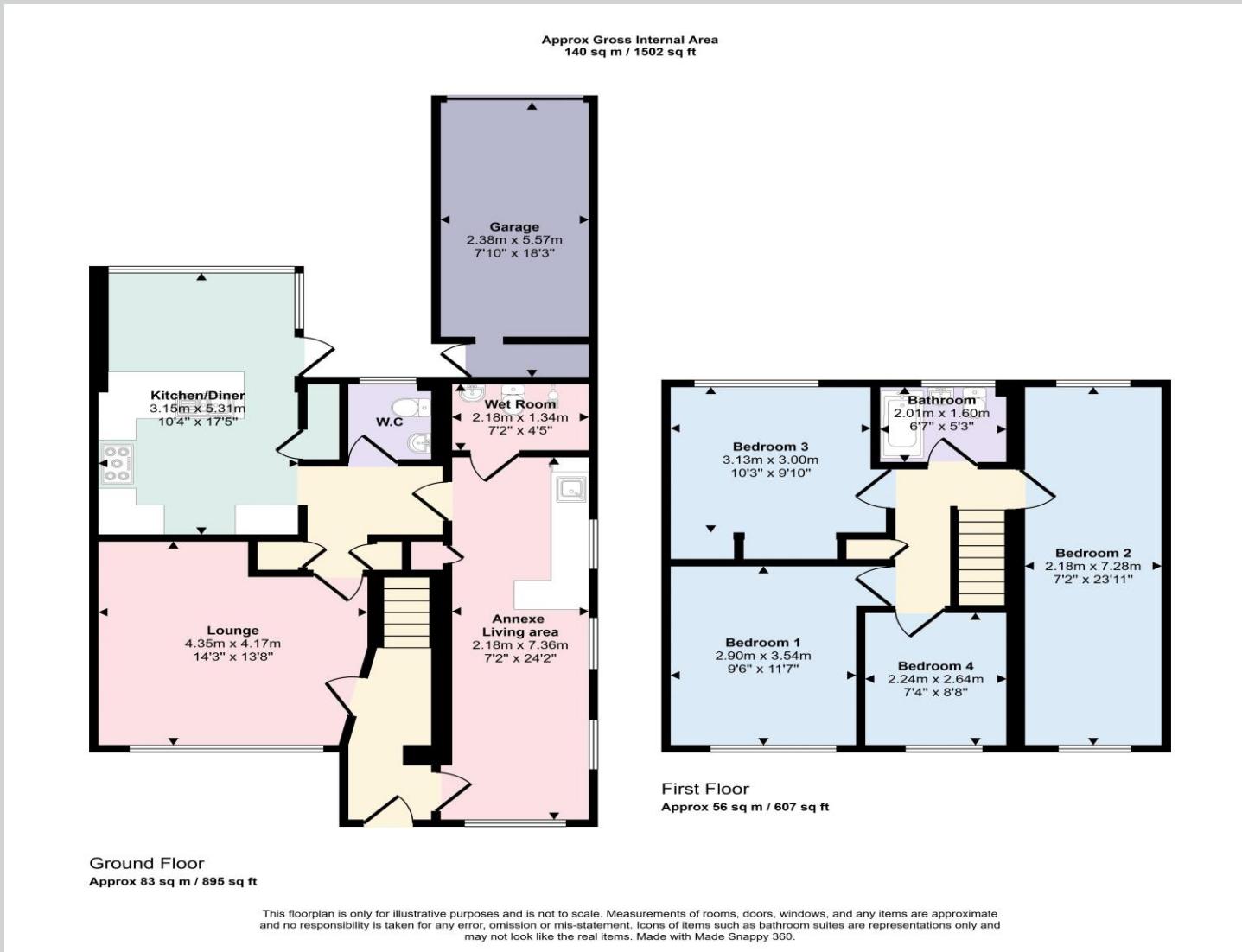
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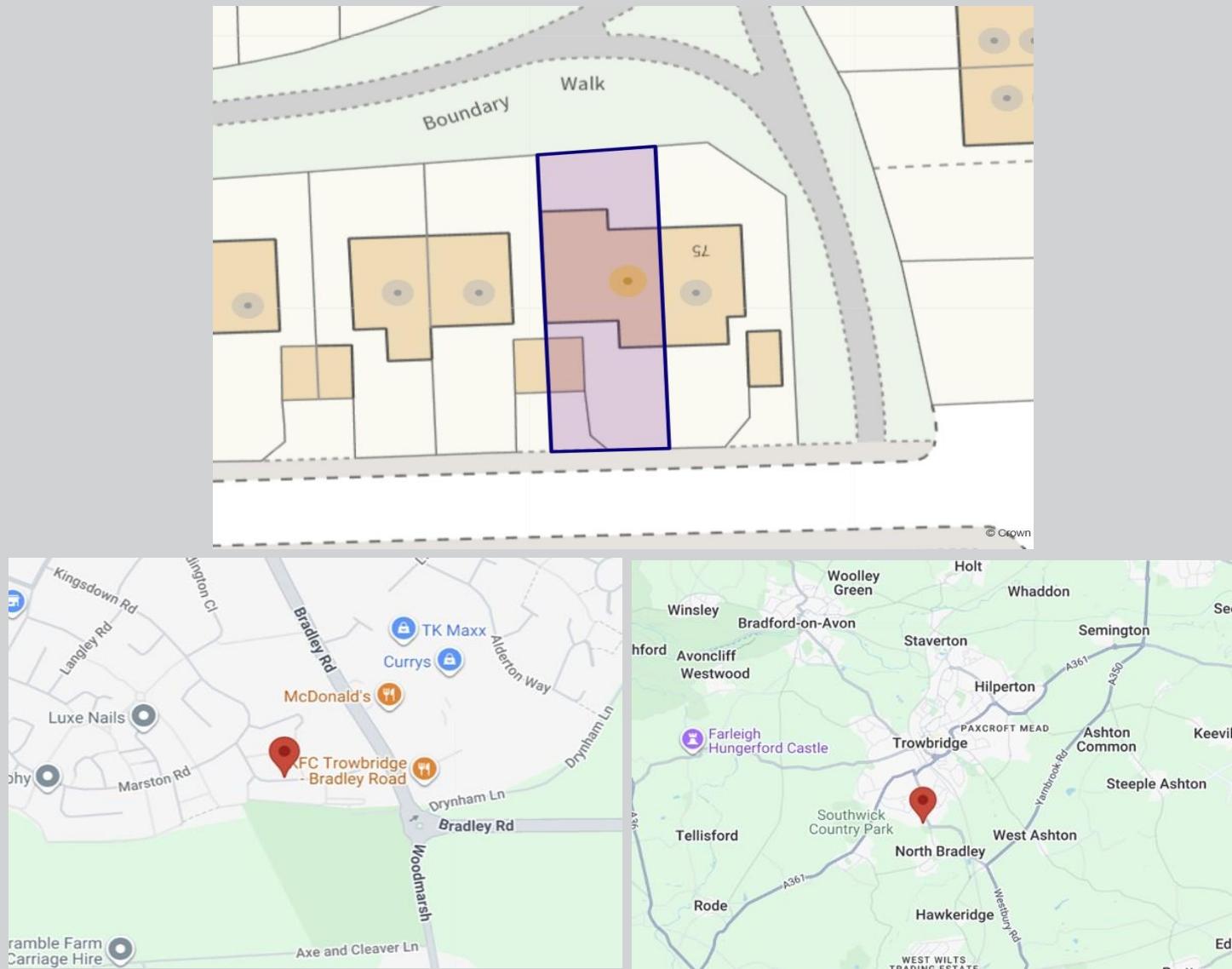


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

Disclaimer

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