

**TOWN&COUNTRY**  
ESTATES



**Victoria Road, Trowbridge, BA14 7LD**

**Offers In Excess Of £650,000**



## LOCATION

The property is situated on the prestigious and highly sought after Victoria Road, a quiet residential area, conveniently located within walking distance of the town centre, local shops and schools.

## DESCRIPTION

**VENDOR SUITED** - Occupying the centre of large plot, a sweeping gated drive leads to this fabulous bay fronted 1950's residence. 'The Sheiling', is an immaculate four bedroom detached home, enviably located on one of Trowbridge's most prestigious roads. The ground floor accommodation comprises a welcoming entrance hall, modern kitchen, spacious living room, dining room, utility room and cloakroom toilet. On the first floor, four double bedrooms, bathroom and separate toilet. Further benefits include some beautifully tendered gardens, gas central heating, decorative leaded uPVC windows and garage.

## ENTRANCE HALL

11'9" x 8'10"

You enter the property through a composite door into a spacious entrance hall. The entrance hall has parquet flooring, a radiator, door to the kitchen, door to cloakroom and stairs to the first floor.

## DOWNSTAIRS CLOAKROOM

The useful downstairs cloakroom has decorative leaded UPVC double glazed windows, a radiator, pedestal wash hand basin and close coupled W.C.

## KITCHEN

18'0" x 8'6"

The beautifully fitted kitchen has two decorative leaded UPVC double glazed windows to the rear, a matching range of wall, base and draw units with under cabinet lighting, solid wood work surfaces, inset ceramic sink with chrome mixer tap, range oven with extractor and light over, integrated dishwasher, integrated fridge/freezer and doors to the dining room and rear entrance hall.

## REAR ENTRANCE HALL

The rear entrance hall has composite double glazed doors to the front and rear. There is also a door leading to the utility room.

## UTILITY ROOM

14'9" x 8'6"

The large utility room has a decorative leaded UPVC double glazed window to the rear, a large amount of cupboards and storage with solid wood work surfaces, an inset stainless steel sink, plumbing for washing machine and space for tumble dryer.

## DINING ROOM

11'9" x 8'6"

In the dining room you will find parquet flooring, a radiator, decorative leaded UPVC double glazed French doors to the rear garden and a door to the living room.





## LIVING ROOM

17'8" x 15'5" (into bay)

In the living room there is parquet flooring, a decorative leaded UPVC double glazed bay window and two to the side, two radiators, a gas fire inset into a marble hearth and surround with built in lighting.

## FIRST FLOOR LANDING

The stairs to the first floor landing have a decorative leaded UPVC double glazed window to the side. On the landing there is a radiator, hatch to the loft and doors to all rooms.

## BEDROOM ONE

16'8" x 15'5" (into bay)

The first of the properties four double bedroom has a decorative leaded UPVC double glazed bay window to the front, a radiator and lots of built in wardrobe space, dressing table and mirror.

## BEDROOM TWO

15'1" x 13'1"

Bedroom two has decorative leaded UPVC double glazed windows to the front and rear and a radiator.

## BEDROOM THREE

14'9" x 8'10"

Bedroom three has a decorative leaded UPVC double glazed window and a radiator.

## BEDROOM FOUR

11'9" x 8'10" max

The forth bedroom has a decorative leaded UPVC double glazed window, a radiator and built in wardrobes, bedside tables and storage.

## BATHROOM

The family bathroom has an obscured decorative leaded UPVC double glazed window, extractor, a radiator, bath with shower mixer tap, wash hand basin inset on to vanity unit and a separate enclosed mains fed shower.

## W.C

The seperate W.C has an obscured decorative leaded UPVC double glazed window, a radiator, low level W.C and corner wash hand basin.

## EXTERIOR

### FRONT

To the front of the property there is an outside tap, a large lawn with decorative woodchip borders, various trees and shrubs and a large, gated gravel driveway, providing ample parking for multiple vehicles.

### REAR GARDEN

The large rear garden is enclosed by wood panel fencing and is mainly laid to lawn with decorative gravel and patio seating areas, there is a fantastic summer house which could be used as a home office, gym or just for even playroom and gated access to the front drive. A useful storage room has been created to the rear of the utility room, with a window to the rear and doorway into the garage, with power, light and up and over door to the front.

## ADDITIONAL INFORMATION

Council Tax Band - F (currently £3692 per year).













GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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