

Spring Meadows, Trowbridge

Wrights Residential

£425,000

● www.wrightsresidential.co.uk ● 01225 75553 ● enquiries@wrightsresidential.co.uk

Situation

Spring Meadows is a popular and established residential cul-de-sac situated on the southern side of Trowbridge, just off Silver Street Lane.

The location is particularly convenient for local amenities, with a Tesco Express, Wiltshire College and several well-regarded schools nearby, including The Grove Primary School and The Clarendon Academy. The development also benefits from easy access to surrounding countryside and Southwick Country Park.

Trowbridge town centre is approximately 1.5 miles away and offers an excellent range of shops, supermarkets, cafés, restaurants and leisure facilities, including a cinema and sports centre. Trowbridge railway station is approximately 1.1 miles away, providing regular services to Bath, Bristol and Salisbury, while good road links offer convenient access to Bradford-on-Avon, Westbury, Frome and the historic city of Bath.



Well presented four bedroom detached family home

Close to open fields and countryside walks, ideal for dog owners

Spacious lounge with bay window and feature fireplace

Impressive open-plan kitchen/diner

Generous conservatory overlooking the rear garden

Separate study and ground floor W.C

Principal bedroom with en-suite shower room

Modern family shower room

Enclosed rear garden, driveway parking and detached garage



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This well presented four bedroom detached family home is situated in a popular residential cul-de-sac on the southern side of Trowbridge, just a short distance from open fields and countryside walks, making it an ideal location for families and dog owners alike.

The spacious and versatile accommodation comprises an entrance hall, generous lounge with bay window, study, ground floor cloakroom and an impressive open-plan kitchen/diner leading into a conservatory overlooking the rear garden. Upstairs are four bedrooms, an en-suite shower room to the principal bedroom and a modern family shower room. Further benefits include gas central heating, PVCu double glazing, an enclosed rear garden, driveway parking and a detached garage with driveway parking.

Sold with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall
A welcoming entrance hall with tiled flooring, radiator and staircase rising to the first floor.

Cloakroom
A neatly presented ground floor cloakroom comprising a WC and wash hand basin set on a vanity unit, with tiled splashback, tiled flooring, radiator and obscured PVCu double glazed window.

Study *7' 4" x 7' 4" (2.23m x 2.23m)*
A versatile study, ideal for use as a home office, with carpeted flooring, radiator and PVCu double glazed window to the front.

Lounge *11' 4" x 16' 2" (3.46m x 4.93m)*
An impressive and generously proportioned lounge featuring contemporary tiled flooring, two radiators, an attractive electric fireplace with stone-effect surround and mantelpiece and a large PVCu double glazed bay window to the front.

Kitchen/Diner *25' 0" x 11' 0" (7.62m x 3.36m)*
The spacious and well appointed kitchen/diner is fitted with an extensive range of eye-level and base units, complemented by generous work surfaces and tiled splashbacks. A comprehensive range of integrated appliances includes a double electric oven, ceramic hob with extractor hood over, full-height fridge and freezer, dishwasher and washing machine. Further features include tiled flooring, two radiators, a useful understairs storage cupboard and PVCu double glazed window to the rear. The kitchen/diner flows seamlessly into the adjoining conservatory, creating a bright and sociable space for everyday family living and entertaining.

Conservatory *16' 1" x 10' 2" (4.9m x 3.10m)*
A bright and attractive conservatory forming part of the open-plan kitchen/dining space, providing an ideal area for relaxing or enjoying views over the rear garden. Featuring tiled flooring, a radiator and PVCu double glazed windows to the side and rear, allowing plenty of natural light to fill the room. PVCu double glazed French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

First Floor

Landing
With loft access and cupboard housing Vaillant gas boiler.

Bedroom 1 *9' 3" x 9' 5" (2.83m x 2.86m)*
With built in wardrobe and dressing table, radiator and PVCu double glazed window to the front.

En-suite *3' 6" x 5' 3" (1.06m x 1.61m)*
With tiled flooring, white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the side.

Bedroom 2 *9' 11" x 8' 8" (3.01m x 2.63m)*
With radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 3 *8' 10" x 10' 7" (2.68m x 3.22m)*
With radiator and PVCu double glazed window to the rear.

Bedroom 4 *8' 4" x 8' 5" (2.55m x 2.57m)*
With radiator and PVCu double glazed window to the rear.

Family Bathroom *7' 4" x 4' 7" (2.23m x 1.40m)*
A modern and well appointed shower room featuring a large walk-in shower enclosure with mains rainfall shower and separate handheld attachment, wash hand basin set within a contemporary vanity unit and close coupled WC. Complemented by tiled walls and flooring, radiator, extractor fan and obscure PVCu double glazed window to the rear.

Externally

To the front
To the front of the property is an attractive, low-maintenance gravelled garden with mature shrubbery and a paved pathway leading to the entrance. To the side is a driveway providing off-road parking, leading to a single garage and side access to the rear garden.

Garage *8' 6" x 16' 10" (2.60m x 5.12m)*
With up and over door, power, light and eaves storage.

To the rear
The attractive, well maintained and enclosed rear garden is predominantly laid to lawn, with a paved patio seating area and decorative gravelled borders. A variety of mature trees, shrubs and established planting provide a pleasant degree of privacy. To the rear of the garage is an additional gravelled area, providing useful outdoor space for storage or other purposes. The garden is enclosed by timber fencing and benefits from gated side access.

Tenure
The property is sold as freehold.

Council tax
The property is currently in council tax band E.

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.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.

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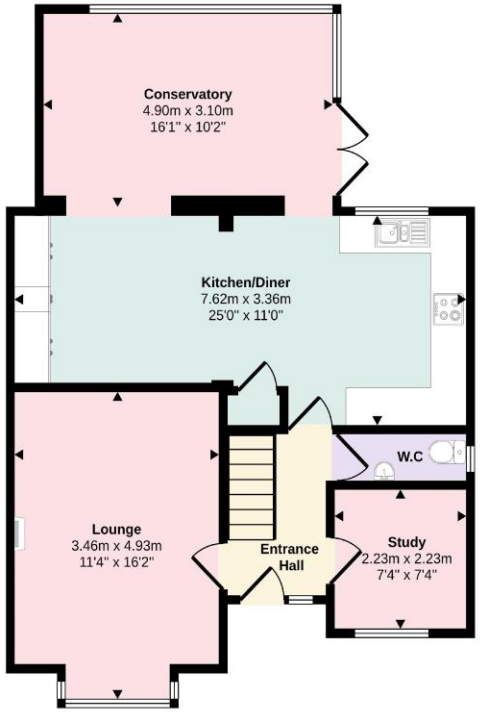
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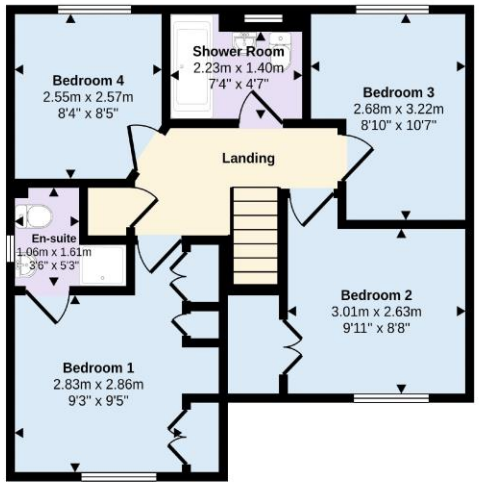
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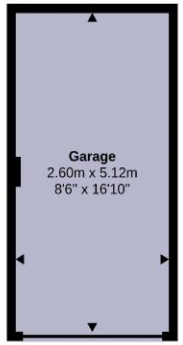
Approx Gross Internal Area
133 sq m / 1430 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft



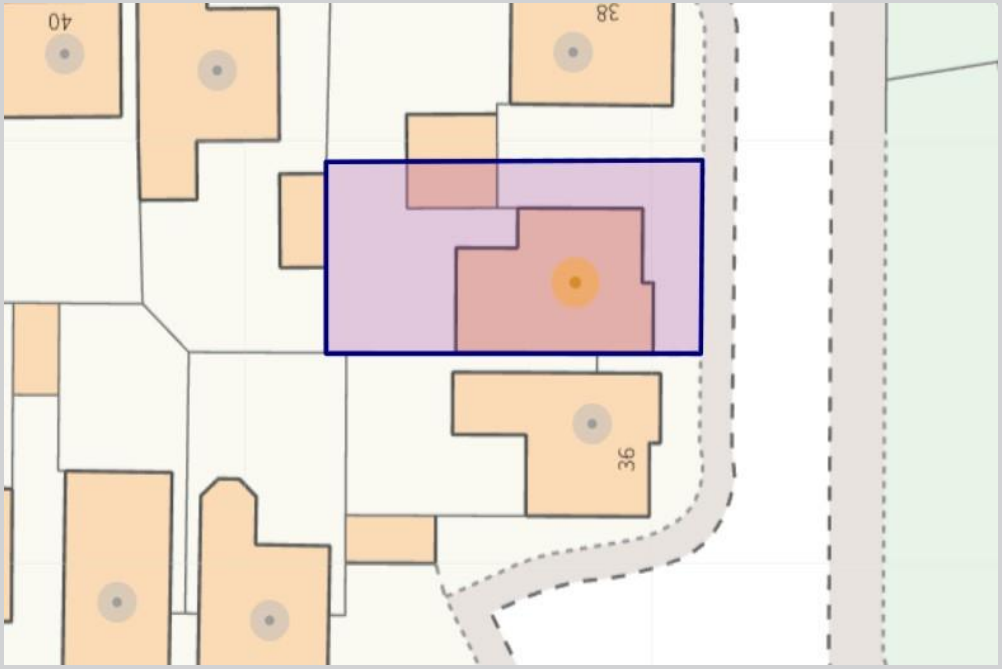
First Floor
Approx 51 sq m / 548 sq ft

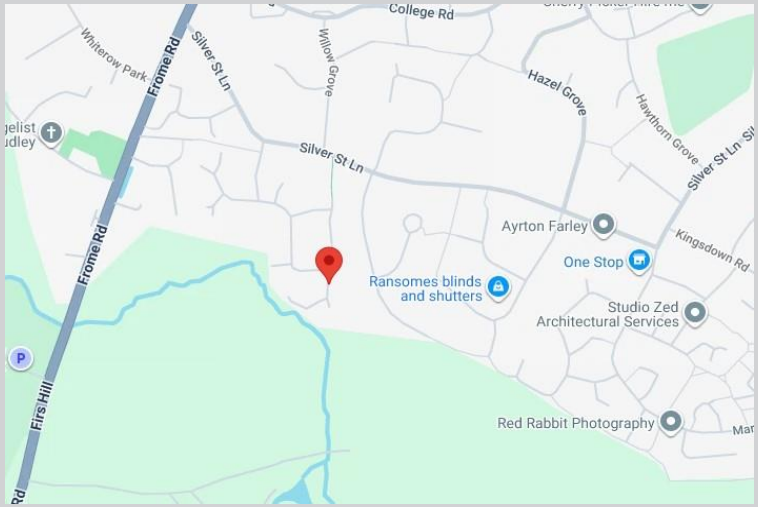


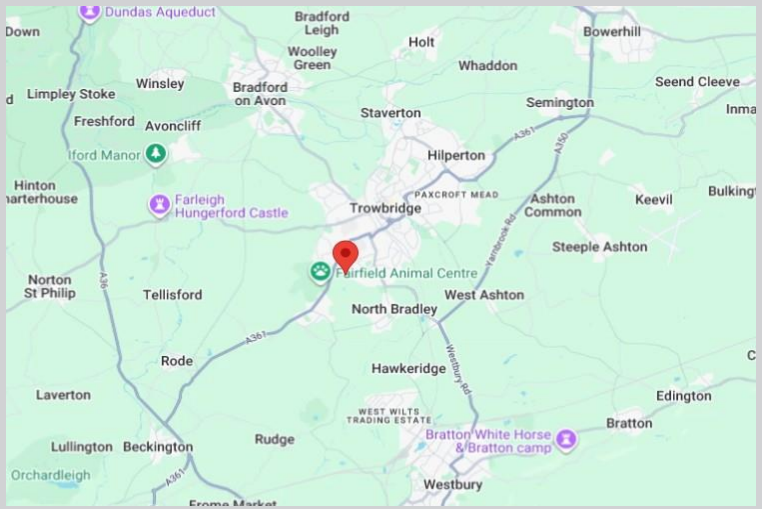
Garage
Approx 13 sq m / 143 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Disclaimer

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