



## 12 Lowmead Trowbridge BA14 8SX

A very well presented and recently updated detached family home, occupying a large plot in an enviable position overlooking protected parkland/green space. Situated within the well regarded St Thomas Road area and close to primary school, bus route, shops and town centre. The spacious accommodation boasts living room with wood burner, refitted kitchen (2025) open plan to dining room with patio doors onto gardens, utility/boot room, three good sized bedrooms, and refitted family bathroom (2023). Additional features include potential to extend further subject to the usual consents, replacement UPVC double glazing (2024), gas central heating with modern Worcester boiler (2023), full electrical rewire (2023), cavity wall insulation (2024), large well maintained and established south-easterly facing gardens with private aspect, garage and block paved driveway to the front providing off road parking. Properties like this seldom come to the market and early viewing is highly recommended.

**Guide Price £425,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Wood flooring, decorative panelling and coving. Smoke alarm. Glazed doors off and into:

### Living Room

16'0" x 12'1" (4.88m x 3.68m)

UPVC double glazed bay window to the front. Radiators. Feature fireplace with wood mantle, stone hearth and wood burner - fitted 2024. Coving. Television point.

### Refitted Kitchen(2025) open plan to Dining Room

18'5" x 15'10" max (5.61m x 4.83m max)

UPVC double glazed window to the rear. Vertical radiator and additional radiator. Range of modern shaker style drawer and base units with solid wood work surfaces. Stainless steel single sink drainer unit. Built-in electric oven and four ring induction hob. Plumbing for washing machine. Space for dining table. Wood flooring. Enclosed modern Worcester combi boiler (2023). Larder cupboard with shelving. Smoke alarm. Double glazed sliding patio doors to the rear garden. Glazed door to the:

### **Utility/Boot Room**

8'8" x 7'7" (2.64m x 2.31m)  
UPVC double glazed window to the rear and double glazed window to the side. Radiator. Door to the garage. Double glazed stable door to the rear garden. Plumbing in situ for cloakroom.

### **FIRST FLOOR**

#### **Galleried Landing**

UPVC double glazed window to the front. Radiator. Smoke alarm. Decorative panelling and coving. Access to loft space. Study area. Doors off and into:

#### **Bedroom One**

13'6" x 11'3" (4.11m x 3.43m)  
UPVC double glazed bay window to the front. Radiator.

#### **Bedroom Two**

11'3" x 11'0" (3.43 x 3.35)  
UPVC double glazed window to the rear. Radiator.

#### **Bedroom Three**

15'3" x 8'6" (4.65m x 2.59m)  
UPVC double glazed windows to the front and rear. Two radiators. Access to loft space. Wood effect flooring.

#### **Refitted Family Bathroom (2023)**

Obscured UPVC double glazed window to the rear. Black towel radiator. Three piece suite with part tiled surrounds comprising panelled bath with mains

shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Recessed shelving. Wood effect flooring and inset ceiling spotlights. Extractor fan.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door with entrance light. Block paved driveway providing off road parking. Area laid to lawn and established borders with a variety of plants, trees and shrubs. Gated side pedestrian access to the rear.

#### **To The Rear**

Large established gardens with private south-easterly aspect comprising patio area across the immediate rear of the property, large area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Wood store. 9ft x 5ft potting shed. Vegetable garden area with raised beds, wildlife pond, paved area and area laid to loose stone chippings. All enclosed by fencing.

#### **Garage**

18'3" x 8'2" (5.56m x 2.49m)  
Up and over door to the front. Power and lighting. Gas meter, fuse box and electric meter (2023). Door to the utility.

#### **AGENTS NOTE:**

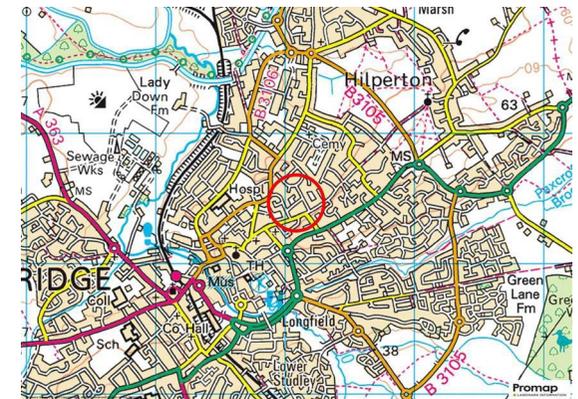
The roof felt was replaced in 2025.



Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating



Total area: approx. 112.9 sq. metres (1215.8 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.