Wrights
01225 755553

Halfway Close, Trowbridge, Wiltshire, BA14 7HQ

£450,000

Situation

The property is situated at the end of an extremely desirable cul-de-sac on the Hilperton side of town. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.

Three bedroom detached property

Additional spacious one bedroom Annexe

Gas central heating

PVCu double glazing

Generous and private enclosed garden

Garage

Off road parking for several vehicles

Cul-de-sac location

Situated on the Hilperton side of Trowbridge

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This substantial three bedroom detached home with a self-contained one bedroom annexe occupies a particularly generous corner plot at the end of a quiet cul-de-sac on the highly sought-after Hilperton side of Trowbridge. Offered to the market for only the second time since 1978, the property provides a rare opportunity to acquire a versatile home with excellent space both inside and out, and potential for further development subject to the necessary consents.

The main house offers flexible and spacious accommodation on the ground floor, comprising a large lounge (currently utilised as an additional bedroom), a family room with built-in bar, a dining room/utility, a modern fitted kitchen and a downstairs cloakroom. To the first floor are three well proportioned bedrooms and a family bathroom.

The self-contained annexe provides a spacious and adaptable living area, ideal for multi-generational living, guest accommodation, a home office, or potential rental income. The annexe comprises an open plan kitchen/living room, a double bedroom with French doors opening onto the garden, a dressing room and a shower room.

Externally, the property benefits from a notably large and private enclosed garden, offering far more space than typically found with many modern homes and providing potential for further enhancement. There is also a garage and off-road parking for approximately four to five vehicles.

Overall, this is a rare opportunity to purchase a highly versatile home set on a generous plot in a desirable location, offering flexible living arrangements and excellent potential.

The main property comprises

Ground Floor

Entrance Hall
With composite front door, radiator and stairs to the first floor.

Cloakroom
With white suite comprising close coupled W.C and hand basin.

Lounge *16' 4" x 15' 5" (4.98m x 4.69m)*
With wood laminate flooring, radiator, electric fire with wooden surround and PVCu double glazed window to the front.

Family Room *15' 8" x 10' 3" (4.77m x 3.13m)*
This versatile room features a built in bar area and offers access to both the kitchen and the dining room/utility, creating an ideal space for entertaining or adaptable family use.

Kitchen *6' 4" x 9' 9" (1.94m x 2.96m)*
With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob, integrated fridge/freezer, inset sink/drainer unit, heated towel rail and PVCu double glazed window to the rear.

Dining Room/Utility *22' 7" x 6' 7" (6.89m x 2.00m)*
With two radiators, worktop with sink/drainer unit and space for dishwasher and washing machine, and PVCu double glazed windows to the rear and side.

First Floor

Landing
With loft access and PVCu double glazed window to the rear.

Bedroom 1 *9' 9" x 13' 3" (2.97m x 4.04m)*
With radiator and PVCu double glazed window to the rear.

Bedroom 2 *8' 3" x 11' 6" (2.51m x 3.50m)*
With radiator, walk in wardrobe and PVCu double glazed window to the front.

Bedroom 3 *8' 0" x 8' 1" (2.43m x 2.46m)*
With radiator and PVCu double glazed window to the front.

Bathroom
With white suite comprising bath with shower attachment, hand basin with vanity unit and close coupled W.C, heated towel rail, fully tiled walls, cupboard housing gas boiler, extractor fan and obscured PVCu double glazed window to the rear.

The Annexe comprises

Open plan Kitchen/Living Room *21' 10" x 11' 5" (6.66m x 3.49m)*
Spacious living room with a radiator, opening into a fitted kitchen area with tiled flooring, a range of eye-level and base units, work surfaces with tiled splashbacks, integrated electric oven and electric hob with extractor hood over, space for a fridge/freezer and washing machine, wall-mounted gas boiler, and PVCu double glazed windows to the front and side.

Bedroom *10' 10" x 10' 5" (3.31m x 3.18m)*
With two radiators, spacious dressing room/walk in wardrobe and PVCu French doors opening onto the rear garden.

Shower Room
With suite comprising shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the side.

Externally

Off road parking
The property offers off road parking for several vehicles, with a dedicated parking area to the side of the property, ideal for caravans or camper vans, as well as additional space to the front.

Garage
With up and over door to the front, power, light and window to the rear.

Rear Garden
The generous rear garden offers a high degree of privacy and a pleasant open outlook. Predominantly laid to lawn, it provides an excellent space for families, entertaining or general outdoor enjoyment. A paved patio area adjoins the rear of the property, creating an ideal seating and dining space with direct access from both the house and the annexe. To the rear of the garden, there is an additional seating area laid to decking, offering a further spot to relax. The garden is enclosed by a combination of timber panel fencing and mature hedging.

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

Tenure
The property is sold as Freehold.

Energy Performance
The current EPC rating is C (74), with a potential for B (82).

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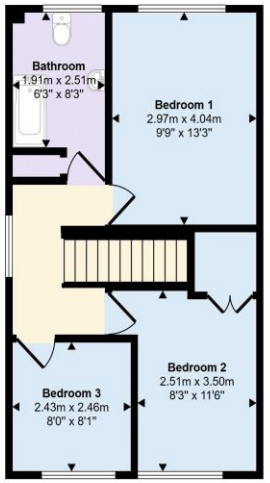
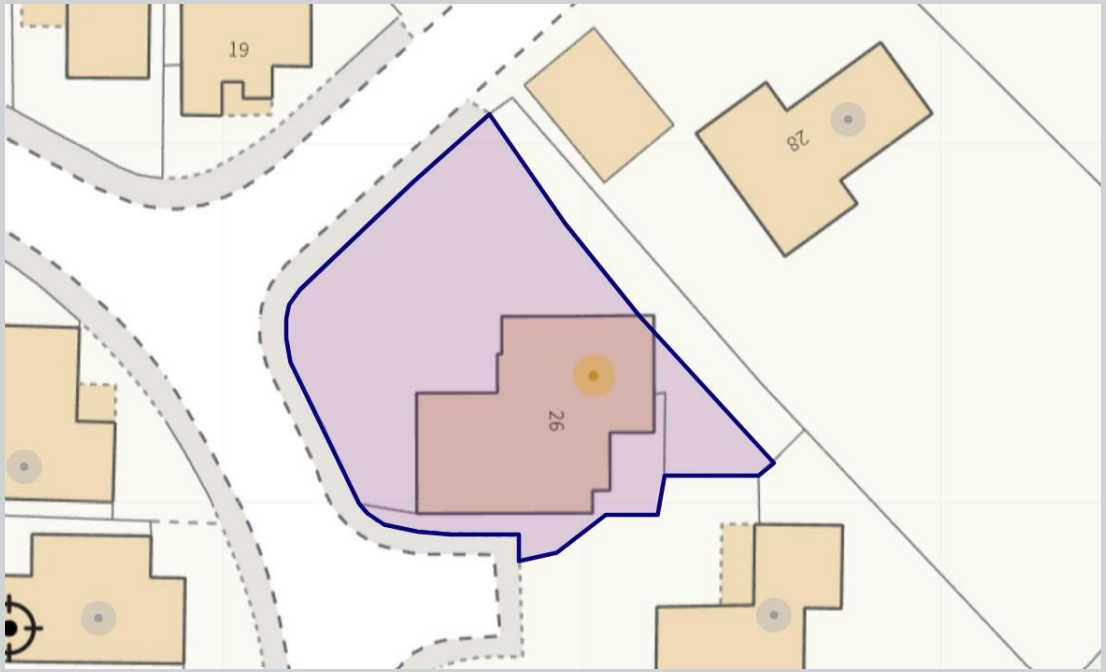
Approx Gross Internal Area
182 sq m / 1958 sq ft

Ground Floor
Approx 138 sq m / 1482 sq ft



First Floor
Approx 44 sq m / 476 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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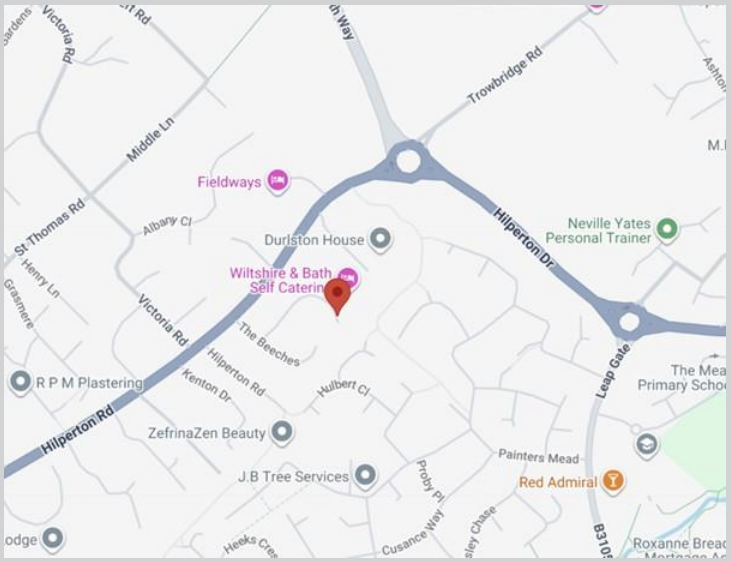
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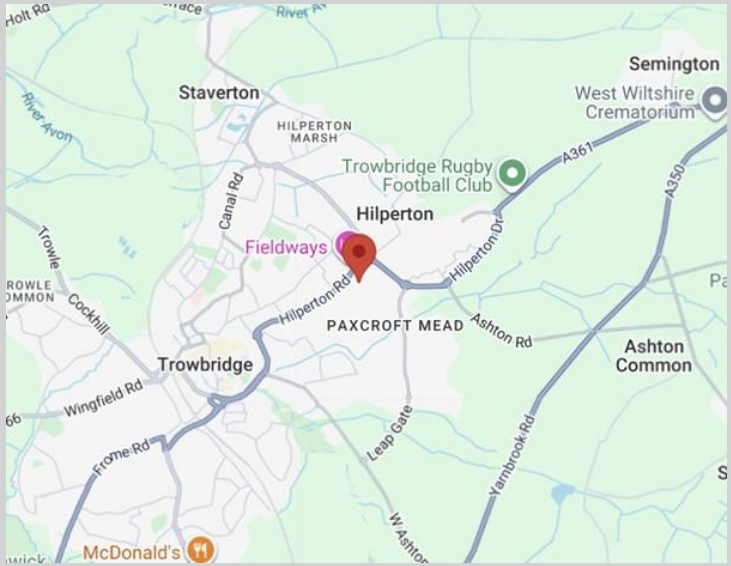
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Wrights

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Disclaimer

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