



34 Manton Close
Trowbridge BA14 0RZ

Monthly Rental Of £1,900



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Exceptional four double bedroom detached property

Kitchen with range cooker and integrated dishwasher

Downstairs W.C

Spacious lounge and dining room

Utility room

En-suite shower room and family bathroom

Enclosed rear garden

This exceptional four double bedroom detached property is situated on a quiet cul-de-sac within the desirable Holbrook Park area of Trowbridge. Features include a spacious lounge, dining room, well appointed kitchen with range cooker and integrated dishwasher, utility room, downstairs W.C, four well proportioned double bedrooms, an en-suite shower room and a family bathroom. Externally, the property boasts a private enclosed rear garden, double garage and driveway parking for two vehicles. Available early August, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

Cloakroom

With white suite comprising low level W.C and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the front.

Lounge *11' 4" x 23' 9" (3.46m x 7.24m)*

With three radiators, electric fire with surround, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

Dining Room *10' 6" x 9' 7" (3.20m x 2.93m)*

With radiator and PVCu double glazed window to the rear.

Kitchen/Breakfast Room *8' 9" x 10' 2" (2.66m x 3.09m)*

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, breakfast bar, range cooker with six ring gas hob and extractor hood over, integrated slimline dishwasher, fridge/freezer, radiator, storage cupboard under the stairs and PVCu double glazed window to the front.

Utility room *4' 8" x 9' 6" (1.42m x 2.90m)*

With tiled flooring, base unit with space for washing machine, worktop with tiled splash back, wall mounted gas boiler, obscured PVCu double glazed window to the rear and PVCu door to the side.

First Floor

Landing

With radiator, airing cupboard housing hot water cylinder and PVCu double glazed window to the front.

Bedroom 1 *12' 7" x 10' 6" (3.84m x 3.21m)*

With radiator and PVCu double glazed window to the side.

En-suite

With white suite comprising large shower enclosure with electric shower, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

Bedroom 2 *9' 2" x 12' 7" (2.79m x 3.84m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 3 *8' 10" x 9' 9" (2.69m x 2.96m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 4 *8' 10" x 9' 9" (2.68m x 2.97m)*

With radiator and PVCu double glazed window to the rear.

Bathroom

With wood laminate flooring, white suite comprising bath with electric shower over, close coupled W.C and twin basins with vanity units under, radiator and obscured PVCu double glazed window to the front.

Rear Garden

The well maintained, enclosed rear garden features a mix of lawn, patio, and gravelled areas, perfect for outdoor entertaining or family activities. There are gates providing access to the side of the property and the driveway as well as a side door into the garage.

Double Garage *14' 11" x 19' 7" (4.54m x 5.97m)*

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

Council tax

The property is currently in council tax band E.

Energy Performance

The current EPC rating is C (72)

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

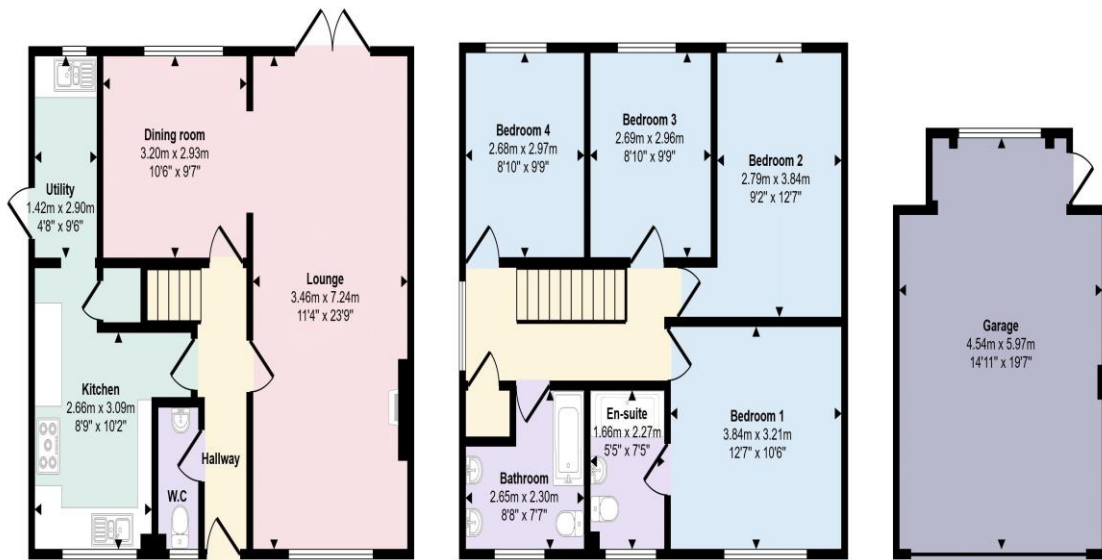
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
147 sq m / 1577 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft

First Floor
Approx 61 sq m / 655 sq ft

Garage
Approx 25 sq m / 273 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.