



📍 45 Azalea Drive, Trowbridge, Wiltshire, BA14 9GG

🏠 £325,000

An immaculately presented and generously proportioned, three bedroom, two reception room, two bathroom, detached house with conservatory, good sized, well maintained gardens, garage and driveway parking for three cars, which is situated on an established and popular road.

- Modern, Detached House
- Very Well Presented Throughout
- Three Bedrooms
- Sitting Room, Dining Room & Good Sized Conservatory
- Bathroom & En Suite Shower Room
- Lovingly Maintained Gardens
- Garage & Ample Driveway Parking
- Popular Road, Close To Primary & Secondary Schools

🏡 Freehold

🏠 EPC Rating C



An immaculately presented and generously proportioned, modern, detached house with conservatory, good sized, well maintained gardens, garage and driveway parking for three cars, which is situated on a popular road, within walking distance of schools and amenities.

The property offers excellent accommodation, which is arranged over two floors and comprises; entrance hall with cloakroom off, sitting room part open plan to dining room, good sized conservatory with French doors opening onto the rear garden, kitchen with built in oven, hob and extractor, principle bedroom with en suite shower room and an extensive range of built in cupboards and wardrobes, further double bedroom, one single bedroom and a bathroom with white suite.

Externally; there is a lawned garden to the front which is partly enclosed by hedging and to the rear there is lovely, landscaped garden with paved patio seating area which wraps around the side of a level lawn with flower beds to the side.

Detached, single garage with up and over door to front, door to side, power and lighting. Driveway parking in front for 2-3 cars.

#### **Situation**

Azalea Drive is situated on the western side of Trowbridge, which is the County town of Wiltshire. The town offers a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools. The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

#### **Property Information**

Council Tax Band; D

EPC Rating; C

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating (Boiler Replaced In 2022)

UPVC Double Glazing



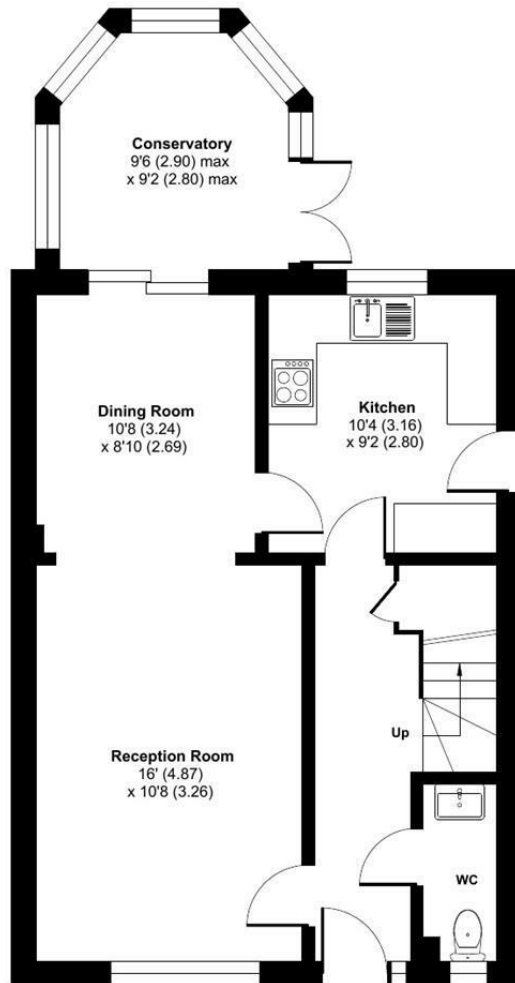
# Azalea Drive, Trowbridge, BA14

Approximate Area = 1070 sq ft / 99.4 sq m

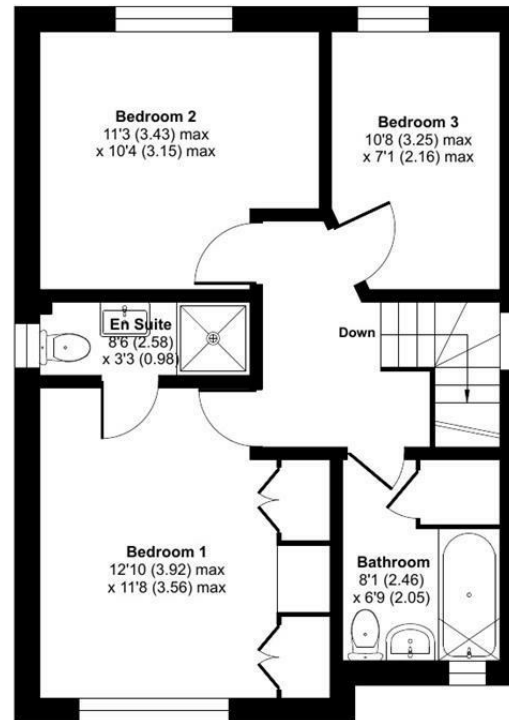
Garage = 116 sq ft / 10.7 sq m

Total = 1186 sq ft / 110.1 sq m

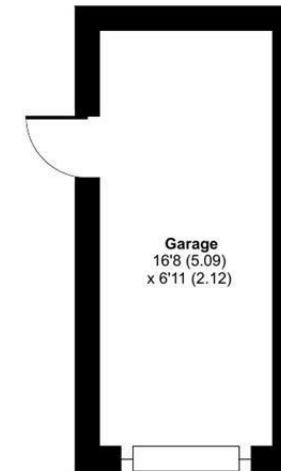
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1462758

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.