



**Wrights**  
01225 755553

Charnwood Road, Trowbridge, Wiltshire, BA14 9DE

£375,000

This spacious four bedroom semi detached property is situated within the sought after Broadmead development, within easy reach of schools and Trowbridge railway station. Features include a spacious lounge/diner, conservatory, spacious utility room and boot room, downstairs cloakroom, en-suite shower room, driveway parking for 2/3 vehicles, garage and a well maintained and private rear garden.

Viewing recommended!

### Situation

The property is situated on the sought after Broadmead estate, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also 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 (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Four bedroom semi detached property**

**Lounge/Diner**

**Conservatory**

**Spacious Utility and Boot Room**

**Downstairs W.C**

**En-suite shower room**  
**Driveway parking for 2/3 vehicles**

**Garage**

**Private enclosed rear garden**

**The property can be available with no onward chain!**



The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, radiator and stairs to the first floor with storage cupboard under.

#### Lounge/Diner

*21' 5" x 12' 11" (6.52m x 3.93m) max*

With two radiators, PVCu double glazed window to the front and PVCu sliding patio doors to the Conservatory.

#### Conservatory

*10' 11" x 11' 10" (3.32m x 3.60m)*

Of PVCu construction with radiator and french doors to the garden.

#### Kitchen

*10' 10" x 9' 8" (3.31m x 2.94m)*

With a range of eye level and base units, worktops with upstands, integrated gas oven and 5 ring gas hob with extractor hood over, integrated fridge and dishwasher, one and a half bowl sink/drainers unit and PVCu double glazed window to the rear.

#### Utility room

*6' 9" x 14' 9" (2.07m x 4.49m)*

With a range of eye level and base units, worktops over, sink/drainers unit, integrated fridge, freestanding freezer, washing machine and tumble drier, PVCu double glazed window to the side and side door to the garden.

#### Rear Lobby

With shelf unit and eye level units.

#### Cloakroom

With suite comprising W.C and hand basin and PVCu double glazed window to the side.

#### Boot Room

*6' 4" x 11' 11" (1.94m x 3.62m) max*

With a range of eye level and base units, worktops over, Belfast sink unit and PVCu double glazed window to the side.

### First Floor

#### Landing

With large airing cupboard housing Worcester gas boiler and hot water cylinder and loft hatch (the loft is part boarded with a light and pull down ladder).



### Bedroom 1

*11' 6" x 11' 10" (3.50m x 3.60m)*

With radiator and PVCu double glazed window to the front.

### Bedroom 2

*11' 8" x 8' 10" (3.55m x 2.69m)*

With rad And PVCu double glazed window to the rear.

### Bedroom 3

*7' 1" x 17' 1" (2.17m x 5.20m)*

With radiator and PVCu double glazed window to the front.

### En-suite

With large shower enclosure with mains shower and pedestal hand basin, fully tiled walls, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

### Bedroom 4

*8' 9" x 8' 7" (2.67m x 2.62m) max*

With radiator and PVCu double glazed window to the front.

### Bathroom

With suite comprising whirlpool bath with mains power shower over, pedestal hand basin, radiator, fully tiled walls, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

### W.C

With fully tiled walls, low level W.C, inset ceiling spotlights and extractor fan.

### Externally

#### To the front

A generous block paved driveway provides off road parking to the front of the property.

#### Garage

*6' 11" x 15' 1" (2.12m x 4.61m)*

With power, light, roller door to the front and internal door to the Utility Room.

#### To the rear

The well-maintained rear garden is fully enclosed and offers a high degree of privacy, with an area laid to lawn, a patio seating area and a garden shed.

#### Council tax

The property is currently in council tax band D.

#### Tenure

The property is sold as Freehold

#### 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 available (source - Ofcom) Predicted maximum download speed - 1000Mbps

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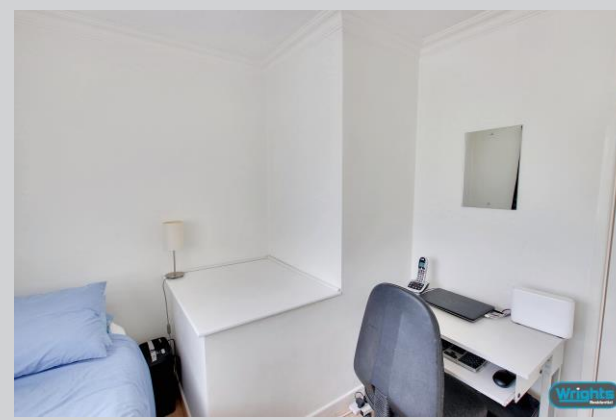
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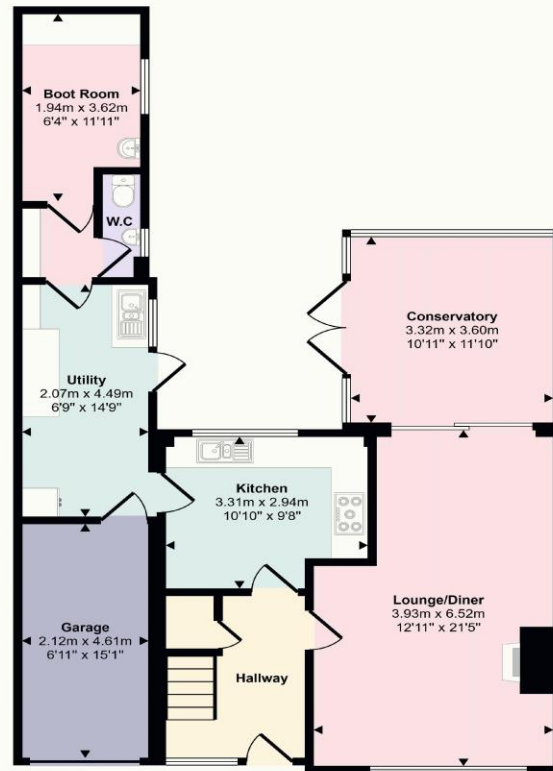
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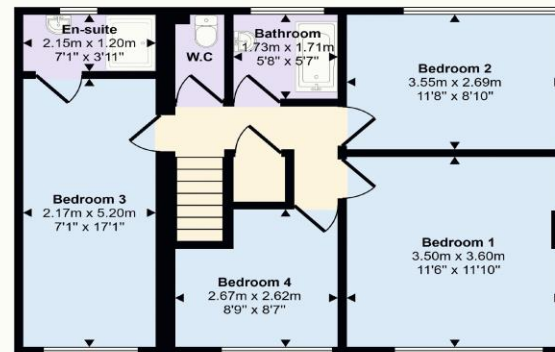




Approx Gross Internal Area  
142 sq m / 1530 sq ft



Ground Floor  
Approx 85 sq m / 912 sq ft



First Floor  
Approx 57 sq m / 618 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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