16
THE BEECHES

The Beeches, 16 Balmoral Road, Trowbridge, BA14 0JS

Asking Price £475,000

A superb four bedroom detached home situated within this highly sought after residential location offering generous living space along with front and rear garden and off street parking.

- Highly Regarded Residential Location
- Detached
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Galleried Hallway
- Front and Rear Garden
- Off Street Parking
- Well Presented

Freehold

EPC Rating E

Situated in a highly desirable residential location, this beautifully presented four-bedroom family home offers spacious and well-balanced accommodation throughout.

A welcoming entrance hall with a striking vaulted ceiling and galleried landing above creates an impressive first impression. The hall leads through to a generously proportioned reception room spanning the length of the house, featuring a bay window overlooking the front garden and double doors opening onto the rear garden. A central fireplace provides an attractive focal point.

Leading from the reception room is a separate dining room with views across the rear garden, providing an ideal space for entertaining. The kitchen is positioned at the rear of the property and is fitted with a range of wall and base units, with space for a dishwasher, washing machine and fridge/freezer.

Part of the integral garage has been converted to create a useful study, while retaining a section for additional storage. A cloakroom completes the ground floor accommodation.

To the first floor there are four well-proportioned bedrooms, three of which benefit from fitted cupboards. The principal bedroom enjoys a pleasant outlook over the rear garden and features an en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with white sanitaryware.

Externally, the property benefits from a driveway providing off-road parking. The front garden is mainly laid to lawn and bordered by a mature flower bed. The well-maintained rear garden can be accessed from both the kitchen and reception room and features a patio area leading onto a lawn, bordered by mature beds planted with a variety of established plants.

Situation
Silver Street Lane is a popular and established development on the southern edge of Trowbridge, the County town of Wiltshire. The town provides 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 and a campus for Wiltshire College. 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; E

EPC Rating;

Freehold

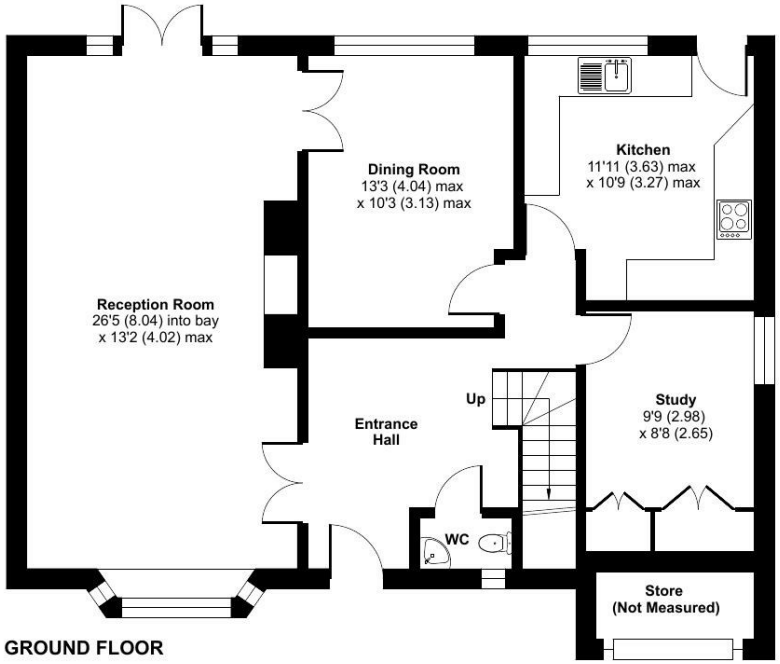
Mains Services

Gas Fired Central Heating & UPVC Double Glazing

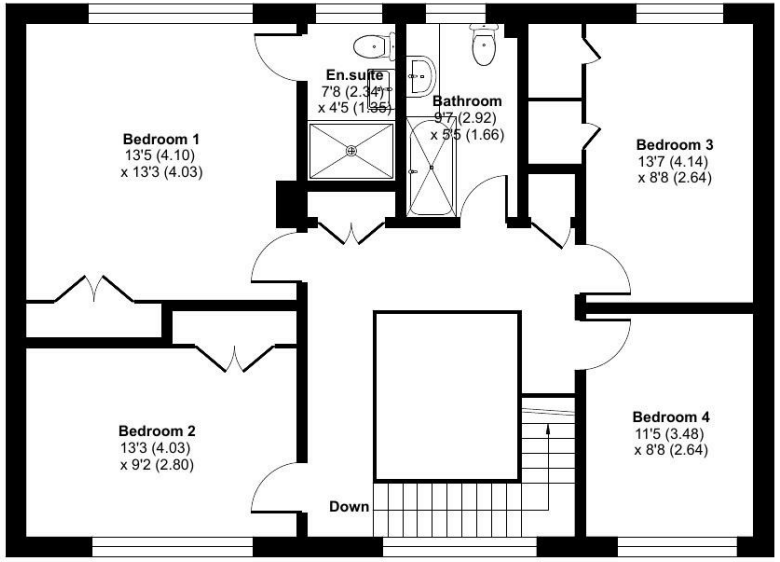
Balmoral Road, Trowbridge, BA14

Approximate Area = 1772 sq ft / 164.6 sq m (excludes store)

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). ©nichecom 2026. Produced for Strakers. REF: 1421185

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