



**Wrights**  
01225 755553

Cavell Court, Trowbridge, Wiltshire, BA14 0HH

£315,000

This well presented and spacious four bedroom family home is conveniently situated within easy reach of Trowbridge town centre and railway station as well as a selection of primary and secondary schools.

Features include a large kitchen/breakfast room, Utility Room, Spacious Conservatory/Dining Room, Downstairs Cloakroom, two En-suite shower rooms, gas central heating, low maintenance rear garden, storage room and PVCu double glazing throughout.

Sold with the benefit of no onward chain.

### Situation

The property is situated with a popular cul de sac, within walking distance of Trowbridge town centre and railway station. There are many local amenities including a popular primary school, secondary schools and a further education college. Trowbridge town centre provides 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious four bedroom  
Family Home**

**Within easy reach of  
town centre and railway  
station**

**Close to Primary and  
Secondary schools**

**Spacious  
Kitchen/Breakfast Room**

**Utility Room**  
**Large conservatory**  
**Two en-suite Bathrooms**  
**Gas central heating**  
**Store room**  
**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

With wood laminate flooring, radiator, storage cupboard under the stairs, coved ceiling and inset ceiling spotlights.

#### W.C

With wood laminate flooring, low level W.C and hand basin with vanity unit, inset ceiling spotlights and obscured PVCu double glazed window to the front.

#### Kitchen 15' 4" x 10' 5" (4.68m x 3.17m) max

With ceramic tiled floor, a range of eye level and base units, worktops with tiled splash back, one and a half bowl sink/drainage unit, integrated electric oven and 5 ring gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, breakfast bar, inset ceiling spotlights and PVCu double glazed window to the rear.

#### Utility room

With ceramic tiled floor, base unit with worktop over, tiled splash back, sink/drainage, space for washing machine and tumble drier, double panel radiator and inset ceiling spot lights.

#### Conservatory 15' 0" x 7' 6" (4.56m x 2.29m) min

With ceramic tiled floor, two wall mounted electric heaters, built in storage cupboard, wooden door leading to the store room and bin store, PVCu double glazed windows to the rear and PVCu french doors opening onto the rear garden.

### Storage Room/Bin Store

With power, light and a door to the front opening onto a covered bin store with double wooden gates to the front.

### First Floor

#### Landing

With radiator, coved ceiling and inset ceiling spot lights

#### Lounge 18' 11" x 9' 6" (5.77m x 2.90m)

With dual aspect offering views over to the Westbury White Horse, radiators, an electric fire with marble surround, coved ceiling, inset ceiling spot lights and PVCu double glazed windows to the front and rear.

#### Bedroom 3 11' 4" x 10' 1" (3.45m x 3.08m)

With radiator, built in wardrobes, coved ceiling, inset ceiling spot lights and PVCu double glazed window to the rear.

#### En-suite

With tiled floor, white suite comprising double shower enclosure with mains shower over, low level W.C and pedestal hand basin, radiator, shaver socket and obscured PVCu double glazed window to the rear.

#### Bedroom 4 10' 2" x 8' 3" (3.10m x 2.52m)

With telephone point, radiator, coved ceiling, inset ceiling spot lights and PVCu double glazed window to the front.

### **Bathroom** 6' 3" x 5' 5" (1.90m x 1.65m)

With tiled floor and fully tiled walls, white suite comprising jacuzzi bath with mains shower over, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

## **Second Floor**

### **Landing**

With airing cupboard, radiator, coved ceiling and velux window to the front.

### **Bedroom 1** 10' 5" x 9' 9" (3.18m x 2.98m)

With radiator, coved ceiling, inset ceiling spot lights and PVCu double glazed dormer window to the front.

### **En-suite**

With tiled floor, white suite comprising shower enclosure with mains shower over, low level W.C, bidet and hand basin with vanity unit, radiator, shaver socket and velux window to the rear.

### **Bedroom 2** 16' 10" x 11' 1" (5.14m x 3.38m)

With dual aspect, radiators, storage cupboard, built in wardrobes, coved ceiling, inset ceiling spot lights PVCu double glazed window to the front and velux window to the rear.

## **Externally**

### **To the front**

With a small gravelled area, complimented by shrubs and trees and double gate leading to the bin store and store room.

### **To the rear**

The enclosed courtyard garden features a patio seating area, a covered decking space, and well-stocked borders with a variety of shrubs and trees, offering a good sense of privacy, while remaining easy to maintain.

### **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).

### **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 - 1800Mbps

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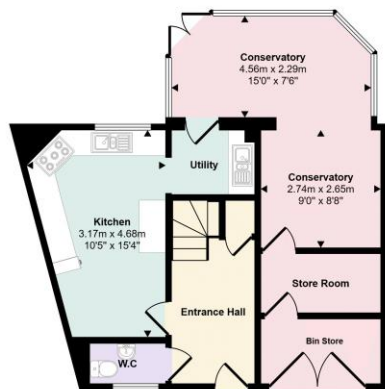


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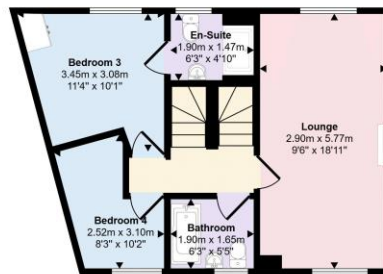
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Approx Gross Internal Area  
140 sq m / 1509 sq ft

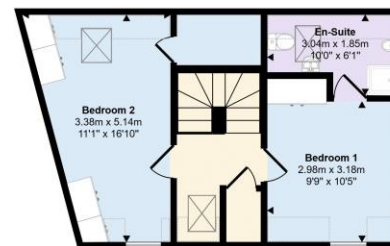


Ground Floor  
Approx 55 sq m / 587 sq ft

Denotes head height below 1.5m

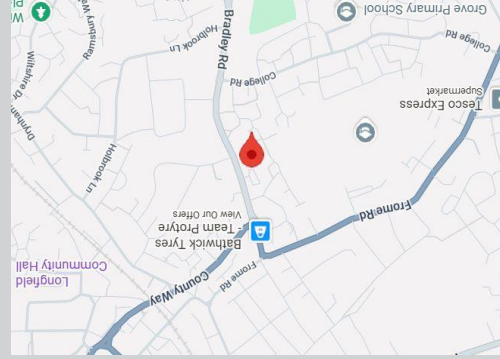
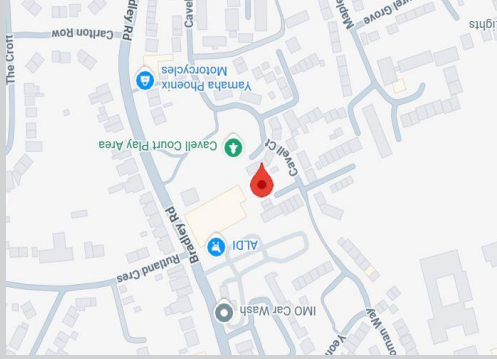


First Floor  
Approx 45 sq m / 481 sq ft



Second Floor  
Approx 41 sq m / 440 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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