



**Wrights**  
01225 755553

Frome Road, Trowbridge, Wiltshire, BA14 0DG

£249,950

## Situation

The property is situated 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.



Spacious and versatile two bedroom home

Flexible accommodation currently utilised as a four bedroom home

Two spacious reception rooms

Generous kitchen/breakfast room

Two large double bedrooms

Converted loft room  
Beautifully landscaped rear garden

Substantial detached studio with power, lighting and plumbing

Convenient location close to local amenities, schools and transport links

Viewing highly recommended



This deceptively spacious period home offers flexible and versatile accommodation arranged over three floors and is currently utilised as a four bedroom property.

Conveniently situated within easy reach of local amenities, the ground floor comprises an entrance hall, lounge, separate dining room, spacious kitchen/breakfast room and a useful lean-to. On the first floor are two generous double bedrooms and a large family bathroom, whilst the converted loft room is currently used as an additional bedroom.

A particular feature of the property is the beautifully landscaped rear garden, which has been thoughtfully designed to create a variety of seating and entertaining areas including an impressive sunken seating area beneath a timber pergola. To the rear of the garden is a substantial detached studio benefiting from power, lighting and plumbing, including provision for a WC, offering excellent potential for a variety of uses including a home office, gym, workshop or hobby space.

An internal viewing is highly recommended to fully appreciate the generous accommodation and exceptional outdoor space on offer.

### The property comprises

#### Ground Floor

##### Entrance Hall

With composite front door and tiled flooring.

##### Hall

With stripped wood flooring, radiator and stairs to the first floor.

##### Lounge 11' 6" x 11' 1" (3.50m x 3.39m)

Currently used as a third bedroom, with radiator and PVCu double glazed window to the front.

##### Dining Room 11' 10" x 11' 11" (3.61m x 3.62m)

With stripped wooden floor, radiator, open fireplace and storage cupboard under the stairs.

##### Kitchen/Breakfast Room 7' 2" x 15' 9" (2.19m x 4.80m)

With tiled flooring, a range of eye level and base units, wood laminate worktops, space for cooker with extractor hood over, fridge/freezer, washing machine and dishwasher, radiator and PVCu double glazed windows to the side and rear.

##### Lean to 7' 4" x 9' 6" (2.23m x 2.90m)

With window to the rear and door to the garden.

#### First Floor

##### Bedroom 1 15' 2" x 11' 2" (4.62m x 3.41m)

With radiator and two PVCu double glazed windows to the front.

##### Bedroom 2 9' 6" x 11' 10" (2.89m x 3.61m)

With stripped wooden floor, radiator, feature fireplace and PVCu double glazed window to the rear.

##### Bathroom 7' 3" x 8' 11" (2.21m x 2.71m)

With white suite comprising bath with rainfall over, pedestal hand basin and close coupled W.C, heated towel rail and obscured PVCu double glazed window to the rear.

## Top floor

### Loft Room 11' 10" x 10' 10" (3.60m x 3.29m)

With radiator, built in wardrobe, eaves storage and Velux window to the rear.

## Externally

### To the front

The property is approached via a pathway leading to the front entrance, with a low maintenance front garden featuring decorative gravel. A gated side passageway provides convenient access to the rear garden.

### To the rear

The rear garden has been beautifully landscaped to create a stylish and low maintenance outdoor space, perfectly suited to modern family living and entertaining.

A generous paved patio extends through the garden, providing ample space for outdoor seating and dining, whilst a central area of artificial lawn offers year-round greenery with minimal upkeep. A particular feature is the impressive sunken seating area, finished with decorative gravel and enclosed by timber sleeper borders, creating a superb social space beneath a substantial pergola with feature lighting.

The garden is fully enclosed and to the rear, a further patio area provides additional seating space and access to the studio. Please note that one neighbouring property has a right of access through the rear garden for the purpose of putting out bins and other similar purposes.

### Studio 14' 6" x 25' 2" (4.41m x 7.66m) max

A superb detached timber studio providing an excellent multi-purpose space. Benefiting from power, lighting and plumbing, including provision for a WC, the building is currently utilised as a combination of workshop and gym but would lend itself to a wide range of uses including a home office, studio, hobby room or workspace. The generous footprint, natural light and attractive outlook over the garden make this a particularly valuable addition to the property. A paved terrace immediately outside provides further space for seating and entertaining.

## Tenure

The property is sold as freehold.

## Council tax

The property is currently in council tax band B.

## Energy Performance

The EPC rating is D (59), with a potential for C (80).

## 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 - 10000Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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01225 755553

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01225 755553



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[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

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Approx Gross Internal Area  
136 sq m / 1467 sq ft



Ground Floor  
Approx 52 sq m / 557 sq ft

First Floor  
Approx 40 sq m / 434 sq ft

Studio  
Approx 25 sq m / 272 sq ft

Denotes head height below 1.5m

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.



T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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