







# Wingfield Road, Trowbridge

£600,000 Council Tax Band F Tax Rate £3,714 per annum

FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this stunning five-bedroom family home, situated on the ever-popular Wingfield Road. Blending period character with modern charm, this property benefits from a fantastic Victorian coach house style annex, offering an additional double bedroom and en-suite, accessible from the main home. The heart of the home is the impressive open-plan kitchen/dining room, featuring integrated appliances and a gorgeous ceiling lantern with recessed mood lighting. Three sets of French doors, alongside bi-fold doors, help bring the outside into this home, creating a fantastic space for everyday family life and entertaining. The spacious living room provides the perfect spot to relax in the evenings or host family and friends, while a separate snug offers a great additional space for a home office, playroom or somewhere to unwind. The ground floor also benefits from  practical WC, and utility room. Heading upstairs, you will find three double bedrooms and a single bedroom. The main bedroom benefits from its own en-suite, with a separate family bathroom serving the remaining bedrooms. Outside, the property enjoys a wraparound garden, with a combination of lawn and paved areas, making it easy to maintain and a lovely space to enjoy the sunshine. The home also boasts drive parking for three vehicles. To view the virtual tour please follow this link:Click Here

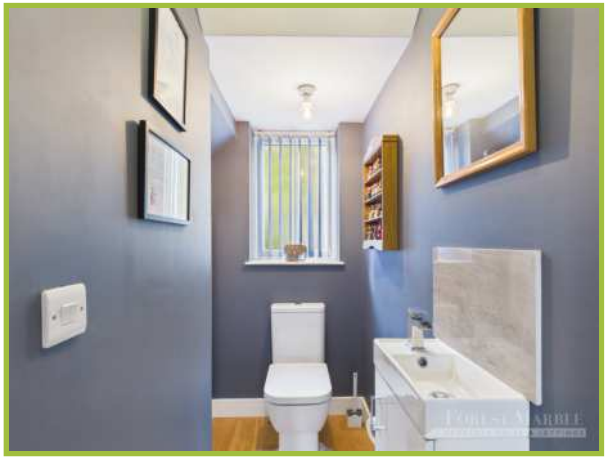
## What Our Vendors Love

"Our home is unique and we love the quirks and character of the old and new elements. Whilst the house is big, with large open spaces, we find that it is very warm and quite cosy, with plenty of rooms for us all to have own space. It is really easy to heat, the underfloor heating keeps the house at a nice temperature all year and we don't really have to think about it.The house is fabulous for entertaining; the kitchen and dining room provides a great space for family gatherings, it really has a natural warm ambiance and the mood lighting in lantern roof above the island is a real centre piece and talking point. We love to cook and we really couldn't have a better space to do this in.The extensive and easy storage space in the room above the garage is a particularly useful, and is probably a space that we could have utilised more.Being able to walk into the town centre is something which we find beneficial and means that we can leave the car at home most of the time. One element that some people may find unusual is our location, we are close to a school which actually has some real benefits for us. Of course, there is a half hour in the morning, and in the early afternoon where it can be busy outside, but for the vast majority of the time it is absolutely peaceful. Evenings, weekends, holidays, in fact the considerable majority of the time, there is nobody around and we have a very peaceful and tranquil little haven here."

## Key Features

**Five Bedroom Detached House**
**Multi-Generational Living Potential**
**Stunning Kitchen and Diner**
**Elements of Period Character**
**Energy Efficient Home**
**Close to Town Centre, Schools and Amenities**







## Rooms

**Entrance Hallway**
12'2" x 6'10" (3.71m x 2.08m)
WC
6'3" x 2'11" (1.91m x 0.89m)
**Kitchen Diner**
18'5" x 26'2" (5.61m x 7.98m)
**Utility Room**
4'11" x 10'5" (1.50m x 3.18m)
**Lounge**
18'5" x 14'1" (5.61m x 4.29m)
**Snug/Second Sitting Room**
18'6" x 8'1" (5.64m x 2.46m)
**Bedroom Five/Office (Annex Bedroom)**
8'5" x 11'7" (2.57m x 3.53m)
**Annex En Suite**
3'0 x 8'4" (0.91m x 2.54m)
**First Floor Landing**
3'2" x 13'10" (0.97m x 4.22m)
**Bedroom One**
12'2" x 10'6" (3.71m x 3.20m)
**En Suite**
5'11" x 5'11" (1.80m x 1.80m)
**Bedroom Two**
11'6" x 9'11" (3.51m x 3.02m)
**Bedroom Three**
8'7" x 10'5" (2.62m x 3.18m)
**Bedroom Four**
5'11" x 7'11" (1.80m x 2.41m)
**Family Bathroom**
5'10" x 9'11" (1.78m x 3.02m)
**Garage**
16'0 x 12'3" (4.88m x 3.73m)
**Mezzanine/Multi use space**
15'8" x 12'1" (4.78m x 3.68m)

## Directions

Heading towards Trowbridge from the West on the A366 proceed toward the Town Centre and onto Wingfield Road as you cross the mini roundabout. Pass St.Johns Primary School on your left and The John of Gaunt School on your right before turning left into St Augustine's Road at the junction (as you see the Garston Veterinary Practice). From here the driveway will be found on your left have side just beyond the Vets' car park.

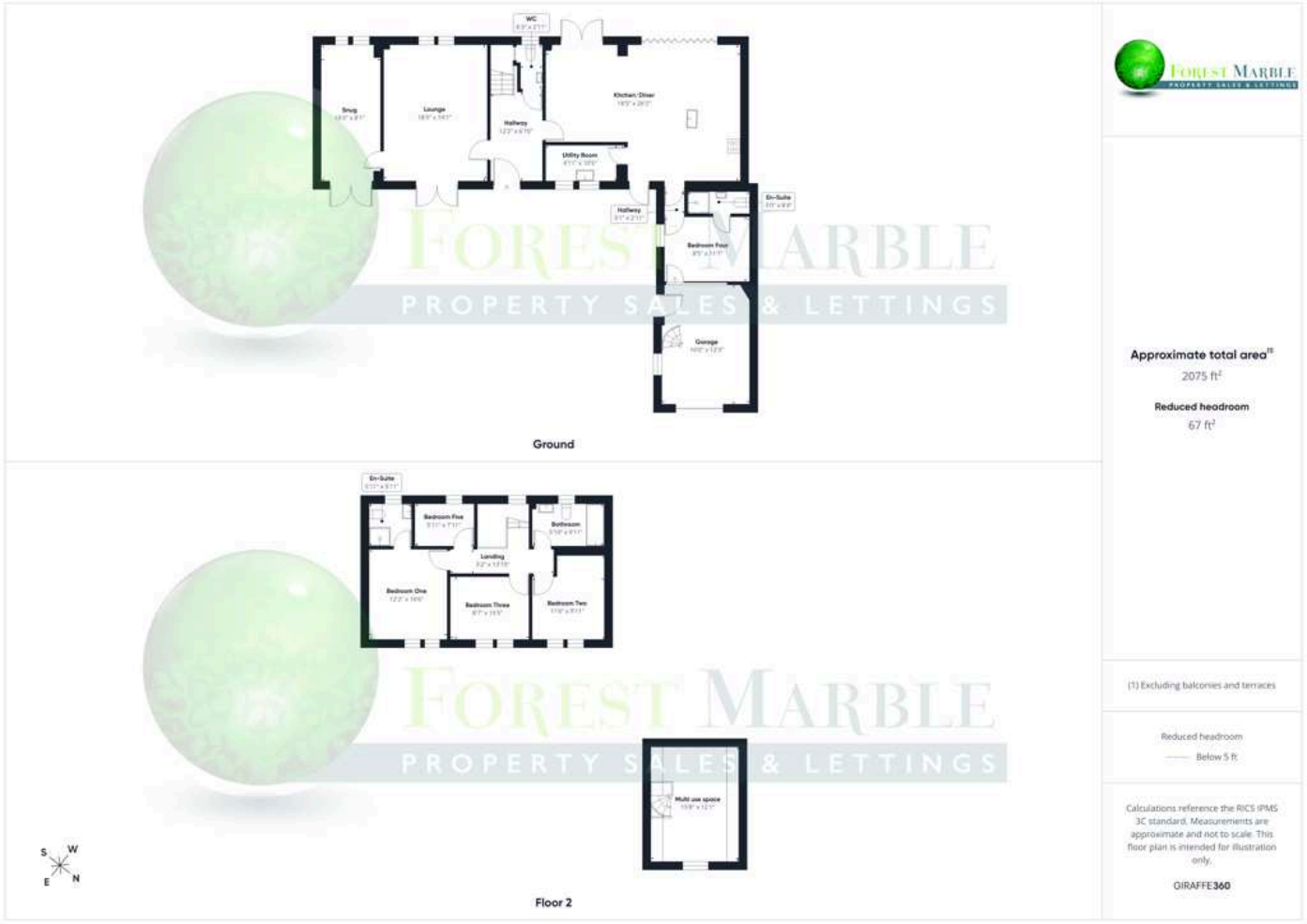
## Agent Notes

This property is marketed on behalf of an employee of Forest Marble. The home has solar panels that are privately owned and benefits from a feed in tariff. Additional material information may be available from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent.







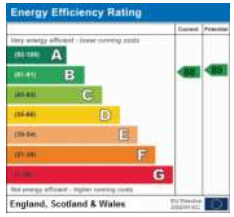









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