



Wrights
01225 755553

Wilton Drive, Trowbridge, Wiltshire, BA14 0PU

£265,000

This well presented three bedroom semi detached property is situated within the popular Holbrook Park development, conveniently located within easy reach of a selection of Primary and Secondary schools, as well as Spitfire Retail Park.

Features include a spacious lounge/diner, large utility room, extremely generous integrated garage with driveway parking in front for multiple vehicles, a large enclosed rear garden, PVCu double glazing and gas central heating with a recently replaced boiler.

Sold with the benefit of no onward chain.

Situation

The property is situated within the popular Holbrook Park development, close to many local amenities including a choice of Primary and secondary schools as well as several parks for dog walking and children's play areas.

The town centre of Trowbridge offers 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.



Three bedroom semi detached house

Popular location within the Holbrook Park Development

Gas central heating with a new boiler

PVCu double glazing

Spacious Lounge/Diner

Large Utility Room

Sizeable integrated Garage

Driveway parking for multiple vehicles

Generous enclosed rear garden

Sold with no onward chain



The property comprises

Ground Floor

Entrance Porch

With wooden front door and obscured windows to the front and sides.

Hall

With radiator and stairs to the first floor.

Lounge/Diner *23' 1" x 11' 8" (7.03m x 3.56m) max*

With radiator, PVCu double glazed window to the front and PVCu sliding patio doors to the rear.

Kitchen *7' 2" x 8' 4" (2.18m x 2.55m)*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink and drainer unit, freestanding cooker with double oven and gas hob, radiator, built in storage under the stairs and PVCu double glazed window to the rear.

Utility room *11' 3" x 9' 1" (3.44m x 2.77m)*

With base unit, space for washing machine and tumble drier with worktop over, internal door to the garage, PVCu double glazed window to the rear and PVCu door to the rear garden.

Integrated Garage

With wall mounted gas boiler, power, light, up and over door to the front and internal door to the Utility Room.

First Floor

Landing

With loft hatch and PVCu double glazed window to the side.

Bedroom 1 *8' 8" x 14' 6" (2.65m x 4.41m)*

With radiator, built in storage cupboard and PVCu double glazed window to the front.

Bedroom 2 *8' 8" x 8' 6" (2.64m x 2.59m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 3 *5' 11" x 8' 8" (1.81m x 2.65m)*

With radiator and PVCu double glazed window to the front.

Bathroom

With wood laminate flooring, white suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

The property is approached via a driveway providing off road parking for multiple vehicles and leading to the attached garage. The remainder of the frontage is laid to lawn, with a pathway leading to the covered entrance porch and front door.

To the rear

The rear garden is generous in size and laid mainly to lawn, complemented by a patio seating area and enclosed by timber fencing. A pathway leads through the garden to a timber shed.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band C.



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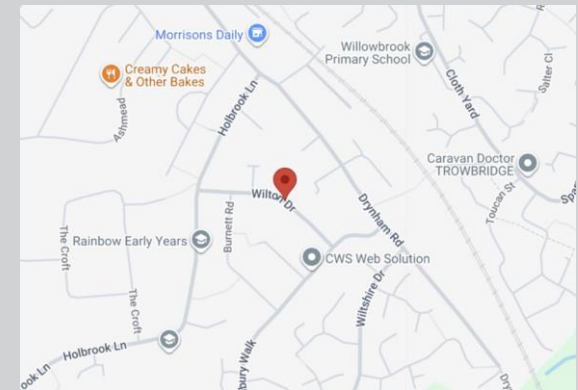
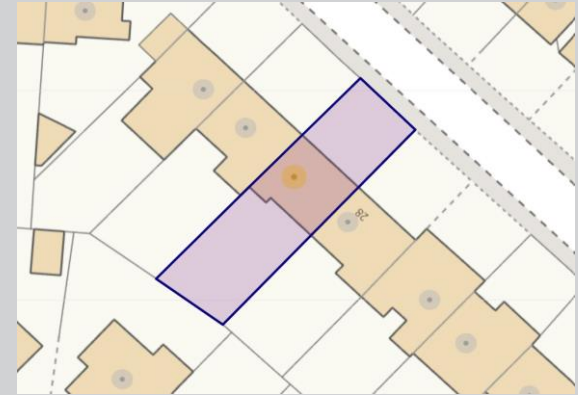
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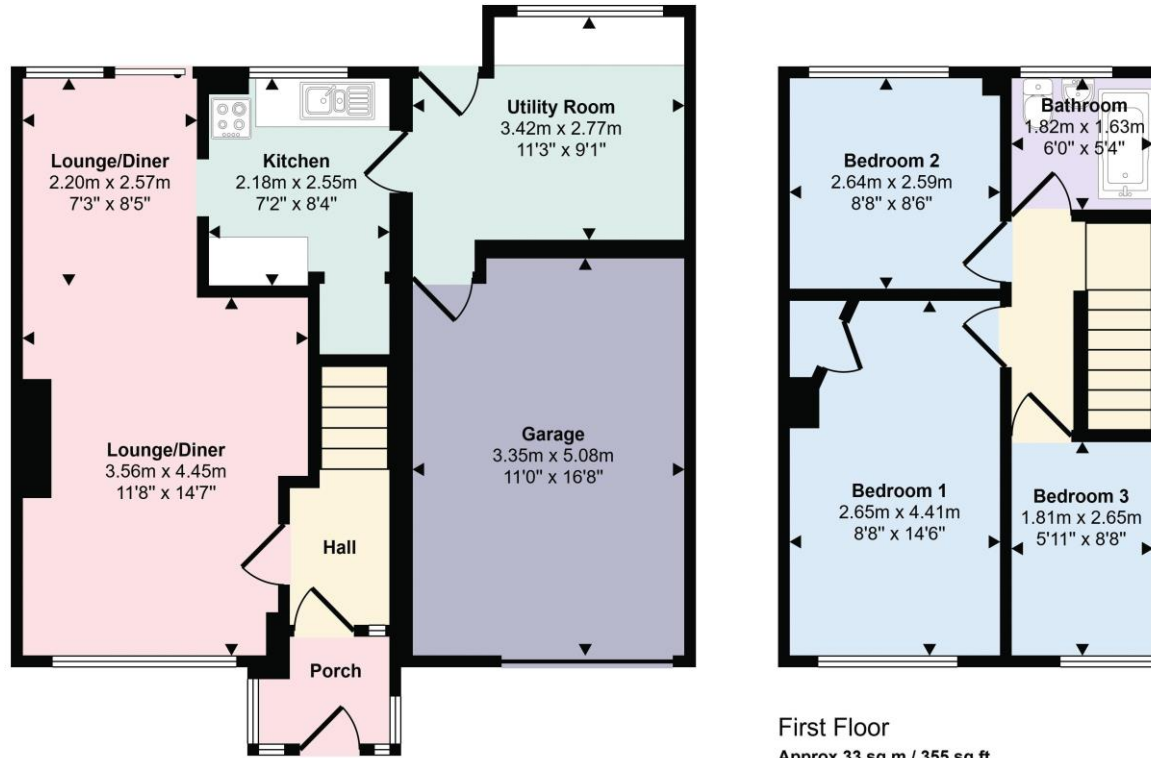
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Approx Gross Internal Area
97 sq m / 1039 sq ft



Ground Floor
Approx 64 sq m / 684 sq ft

First Floor
Approx 33 sq m / 355 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.



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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