



2 Albany Close Trowbridge BA14 7LN

A fantastic opportunity to purchase a spacious and extended, executive style detached family home situated on a large plot, in the highly regarded Albany Close cul-de-sac off Victoria Road. Available for sale for the first time in almost 30 years; the neutrally presented and freshly decorated interior comprises dual aspect living room, two further reception rooms, kitchen/dining room, five bedrooms, dressing room, two ensuites, newly refurbished shower room and newly fitted carpets. External features include driveway for up to 6 vehicle vehicles, detached double garage and large established private garden. Early viewing is recommended as properties within this well regarded location are always extremely popular. No onward chain.

Guide Price £775,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed window and panelled door to front. Radiator. Telephone point. Feature alcove. Dado rail and coving to ceiling. Half turn staircase to 1st floor. Panelled door into walk-in under the stairs cupboard with coat hanging space and light. Panelled door off to living room, dining room, inner hallway with panel door to utility room; and panelled door into:

Cloakroom

Obscured double glazed window to rear. Vinyl wood effect floor. Floor to ceiling tiling. Low-level WC. Wash and basin with mixer tap and cupboard under.

Living Room

21'7" x 15'8" (6.58 x 4.78)
Dual aspect with double glazed window to front and two sets of double glazed French doors to rear. Two radiators. Television point. Coving to ceiling with ceiling roses. Living flame gas fire with marble surround and wood mantle. Built-in dresser unit featuring display shelving and two storage cupboards.

Dining Room

11'11" x 11' (3.63 x 3.36)
Two double glazed windows two front. Television point. Coving to ceiling with ceiling rose. Radiator.

Breakfast Room

11' x 10'8" (3.36 x 3.26)
Double glazed window to front. Coving to ceiling and ceiling rose. Television point. Radiator. Glass panelled door into:

Kitchen/Dining Room

22'11" x 11'3" (6.98 x 3.42)
Triple aspect with double glazed windows to the rear and side and double glazed French doors onto patio. Double glazed Velux window to ceiling. Radiator. Extensive range of wall and base units with rolled edge work surfaces and tiled splash-backs. Inset one and a half bowl stainless steel sink with mixer tap. Integrated Neff dishwasher. Integrated fridge. Built-in high level double oven. Built-in four ring electric hob with extractor fan over. Spotlights. Coving to ceiling. Vinyl tiled effect floor. Space for dining table. Opening into:



Utility Room

10'2" x 8'2" (3.10 x 2.48)

Double glazed to rear. Radiator. Floor standing Mexico boiler and cupboard enclosing thermostat and central heating controls. Refitted gloss wall and base units with rolled edged granite effect worktops and tiled splash-backs. Inset single drainer sink with mixer tap. Plumbing for washing machine. Power Point for fridge freezer. Vinyl tiled effect floor.

FIRST FLOOR

Landing

Double glazed window to rear. Balustrade. Radiator. Dado rail and coving to ceiling. Access to boarded loft space. Panelled doors off. Panelled door to airing cupboard with linen shelving and newly fitted pressurised hot water cylinder.

Bedroom One

19'6" x 12'10" max (5.95 x 3.91 max)

Double glazed window to front. Radiator. Two double and one single, floor to ceiling wardrobes with shelving and hanging rails. Coving to ceiling. Doorway into:

Dressing Room

Double glazed window to rear. Radiator. Two double and one single, floor to ceiling wardrobes with hanging rails and shelving. Coving to ceiling. Panelled door into:

En Suite Bathroom

Obscured double glazed window to rear. Radiator. White three piece suite with fully tiled surrounds comprising dual flush WC, wash hand basin with mixer tap, cupboards and drawers beneath, and bath with mains Mira mixer shower over and bi-fold shower screen enclosing. Wood effect vinyl flooring.

Bedroom Two

15'8" x 9'6" (4.78 x 2.90)

Double glazed window to front. Radiator. Two double wardrobes with shelving and hanging rails, and cupboards above. Panelled door into:

En Suite Shower Room

Obscured double glazed window to side. White three piece suite with fully tiled surrounds comprising dual flush WC, pedestal wash hand basin, and shower enclosure with Mira mains mixer shower and glass door enclosing. Vanity mirror, shaver light and point. Wall mounted electric heater. Wood effect vinyl flooring.

Bedroom Three

13'5" x 11'9" (4.08 x 3.58)

Two double glazed windows to rear. Radiator. Double and single wardrobes with shelving and hanging rails, and cupboards above.

Bedroom Four

9'6" x 8'6" (2.89 x 2.60)

Double glazed window to front. Telephone and Open Reach points. Radiator.

Bedroom Five

9'6" x 7'10" (2.89 x 2.40)

Double glazed window to front. Telephone and TV points. Radiator.

Newly Fitted Family Shower Room

Obscured double glazed window to rear. Chrome towel radiator. Porcelain tiling to floor and walls. Re-fitted white three piece suite comprising wash basin with mixer tap and drawers beneath, dual flush WC, large walk-in shower enclosure with mains mixer shower, handheld shower, monsoon showerhead over and bi-fold glass screen enclosing. Mirrored medicine cabinet.

EXTERNALLY

Front Garden & Driveway

Two Albany Close is approached by a tarmac driveway providing parking for up to 6 cars. Tiled pathway to front door with storm porch over and entrance light. Tiled pathway leading around to the side of the property to the side gated access into the rear garden. Large area laid to lawn with gravel bed and small retaining stone wall, enclosed by borders with a variety of plants, shrubs and hedgerow providing the property with a high-level of privacy. Gas and electric metres. Space for bins.

Rear Garden

Large enclosed rear garden with large patio area to immediate rear, large area laid to lawn with well stocked, established mixed borders with a variety of plants, trees and shrubs. Path leading to the rear of the garage and to the side with space for a large shed or greenhouse. The garden boasts and extremely private aspect and is enclosed by fencing and 12 foot hedgerow. External light. Water Tap.

Double Garage

18'12" x 18'11" (5.78 x 5.76)

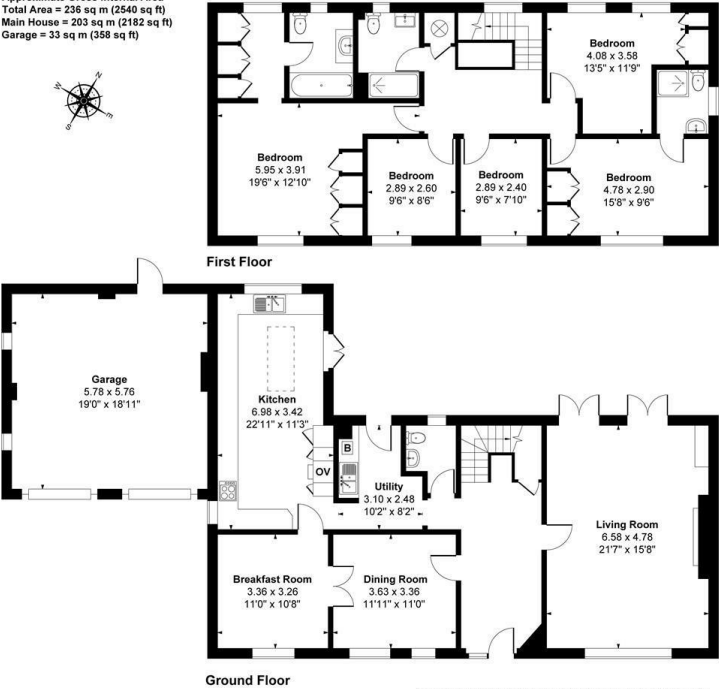
Two electrically operated up and over doors to front. Double glazed windows to the side. Double glazed door to rear. Storage to eaves. Power lighting. Fuse board.



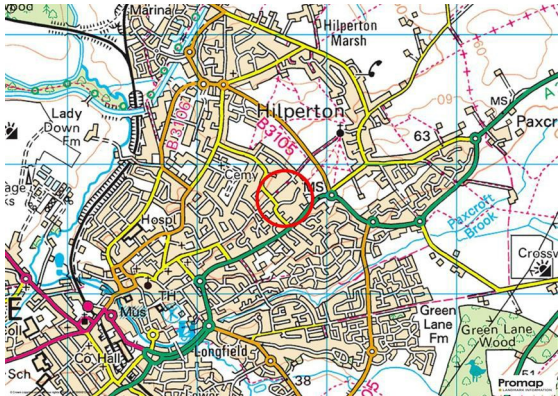
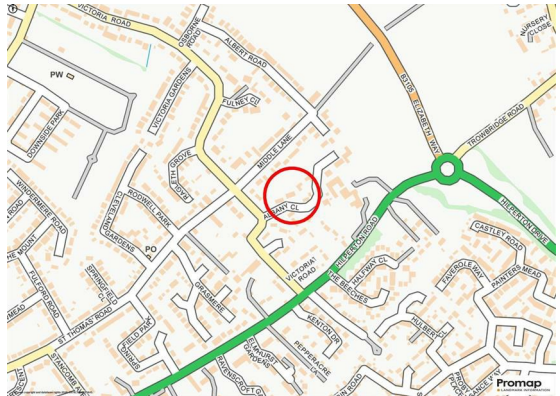
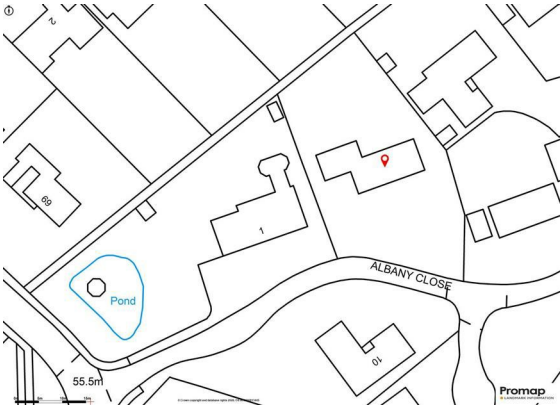
Tenure **Freehold**
Council Tax Band **G**
EPC Rating **D**

2 Albany Close, Trowbridge, BA14 7LN

Approximate Gross Internal Area
Total Area = 236 sq m (2540 sq ft)
Main House = 203 sq m (2182 sq ft)
Garage = 33 sq m (358 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.




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