

TOWN&COUNTRY
ESTATES



Whiterow Park, Trowbridge, Wiltshire BA14 0EQ

Offers Over £240,000

LOCATION

Whiterow Park is a very sought after 1930's development, consisting of desirable red brick bay fronted properties, located off Frome Road, on the Southwick side of Trowbridge. It is within walking distance to Southwick Country Park, close to local shops, Schools and regular buses into town. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - A well presented 1930's two double bedroom terraced home, offering extended ground floor living space and a wonderful rear garden. This lovely bay fronted property retains many of its original period features including picture rails, wooden floors, original doors and bedroom fireplace. The accommodation comprises an entrance hall, sitting room, kitchen/breakfast room, versatile family/dining room, two double bedrooms and a bathroom. Further benefits include a recently replaced gas central heating system with new Worcester combi boiler (2024), uPVC double glazing and driveway parking.

ENTRANCE HALL

You enter though a period wooden door with a stained glass window. There are stairs leading to the first floor, wooden flooring, radiator and door leading to sitting room.

SITTING ROOM

12'0" x 9'10"

There is a uPVC double glazed bay window to the front with a built-in window seat and storage under, a wall mounted electric fire, floating wooden mantle and tiled hearth, decorative arches, radiator, exposed wooden flooring and a wooden door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

15'1" x 9'6"

The kitchen/breakfast room has a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces, Belfast sink unit with wooden surround and drainer, tiled splash backs, Hotpoint fan assisted electric oven, gas hob with stainless steel extractor fan over, plumbing for a dishwasher, plumbing for a washing machine, space for fridge freezer, an exposed steel beam over arch between kitchen and the breakfast area - which has a breakfast bar, space for a tumble dryer, vertical radiator, under stairs storage cupboard, tiled flooring and a an opening leading to the family room.



FAMILY ROOM

10'6" x 10'4"

Created on the footprint of a previous conservatory, the versatile family room is a fantastic addition to the home - to the rear of the kitchen/breakfast room and leading to the rear garden, this is a great place to entertain. UPVC double glazed French doors and a roof lantern flood the space with lots of natural light, there is a a period style column radiator, attractive wood effect flooring and inset ceiling spotlights.

FIRST FLOOR LANDING

There is access to loft space, thermostat controls and wooden doors to both double bedrooms and the bathroom.

BEDROOM ONE

12'4" INTO BAY x 9'10"

There is a uPVC double glazed bay window to the front, original wrought iron bedroom fireplace, built in storage cupboard, exposed wooden flooring, a wardrobe recess and a radiator.

BEDROOM TWO

9'8" x 8'0"

The second bedroom has a uPVC double glazed window to the rear and a radiator.

BATHROOM

This bathroom has an obscure uPVC double glazed window to the rear, paneled bath with Triton electric shower over, period style pedestal basin, low level WC, heated towel rail and tiled splashbacks.

EXTERIOR

FRONT

The front of the property is laid to gravel providing off road parking for up to two cars. There is a step to the front door and an outside light.

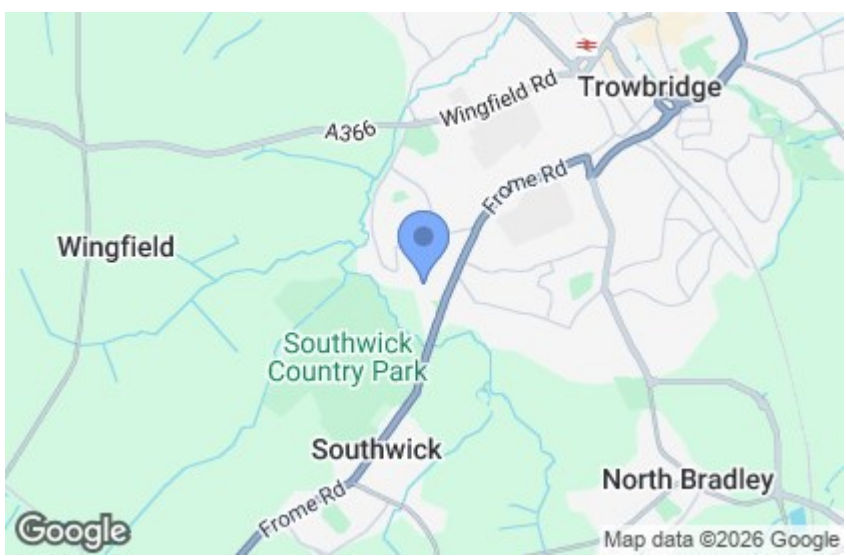
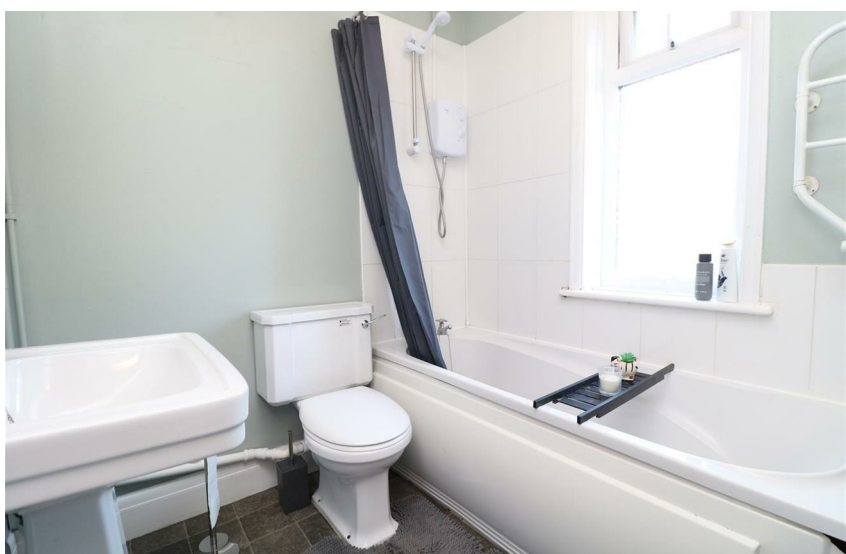
REAR GARDEN

This well kept south easterly facing garden is approx. 60' long and is enclosed by high wooden fencing. A gravelled area, ideal for a BBQ, table and chairs, leads immediately from the rear of the house, with a path extending through the lawn with raised planting bed, mature tree, a further gravelled area to the rear and a gate to a path providing access to the front of the terrace.

ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - C



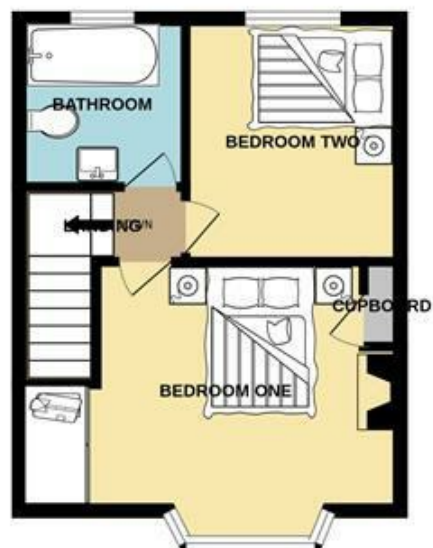




GROUND FLOOR



1ST FLOOR

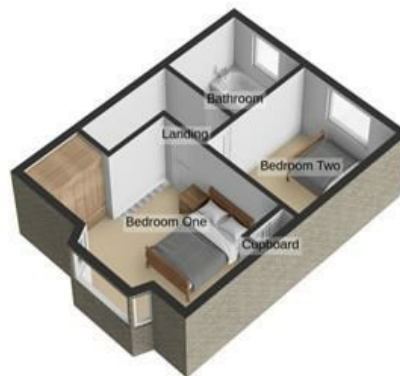


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground floor
394 sq.ft. (36.6 sq.m.) approx.



1st floor
295 sq.ft. (27.4 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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