



68 Westfield Road

Trowbridge BA14 9JN

A fantastic opportunity to purchase spacious family home situated within an established residential area on the Wingfield side of town close to schools, town centre & railway station. Accommodation comprises entrance hall, lounge/diner, conservatory, kitchen, utility, three good sized bedrooms and family bathroom. Benefits include UPVC double glazing (2022), replacement soffits & fascias (2022), gas central heating with replacement combi boiler (2022) and large rear garden.

Guide Price £250,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor. Wood effect flooring. Smoke alarm. Door to the:

Lounge/Diner

17'6 x 12'0 (5.33m x 3.66m)

UPVC double glazed window to the front. Two radiators. Feature fireplace with electric fire. Wood effect flooring and coving. Television point. Door to the kitchen. UPVC double glazed patio doors to the:

Conservatory

10'6 x 8'1 (3.2m x 2.46m)

UPVC double glazed construction with patio doors to the side.

Kitchen

10'5 x 9'3 max (3.18m x 2.82m max)

UPVC double glazed window to the rear. Range of modern wall, base and drawer units with wood effect rolled top work surfaces and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Wood effect flooring. Door to understairs storage cupboard. Enclosed Worcester Bosch combi boiler - Installed 2022. Potential to install radiator. Door to the:

Rear Hall & Utility

7'5 x 6'3 (2.26m x 1.91m)

UPVC double glazed window and door to the front. Space for fridge/freezer. Space for additional appliance. Door to storage cupboard. Wood effect flooring and coving. UPVC double glazed door to the rear.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Access to loft space. Doors off and into: linen cupboard.

Bedroom One

12'2 x 10'8 (3.71m x 3.25m)

UPVC double glazed window to the front. Radiator.

Bedroom Two

9'2 x 8'9 (2.79m x 2.67m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe and additional cupboard.

Bedroom Three

8'8 x 6'1 (2.64m x 1.85m)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

Two UPVC double glazed windows to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with electric shower and glass screen enclosing, wash

hand basin and dual flush w/c. Wood effect flooring.

EXTERNALLY

To The Front

Paths to the front door with entrance light. Area laid to gravel.

To The Rear

Large enclosed gardens comprising paved patio area to the immediate rear, area laid to loose stone chippings and area laid to lawn with mixed border. Metal garden shed. Steps up to vegetable garden laid to loose stone chippings with raised beds. Outside tap. All enclosed by fencing.

Available by Separate Negotiation:

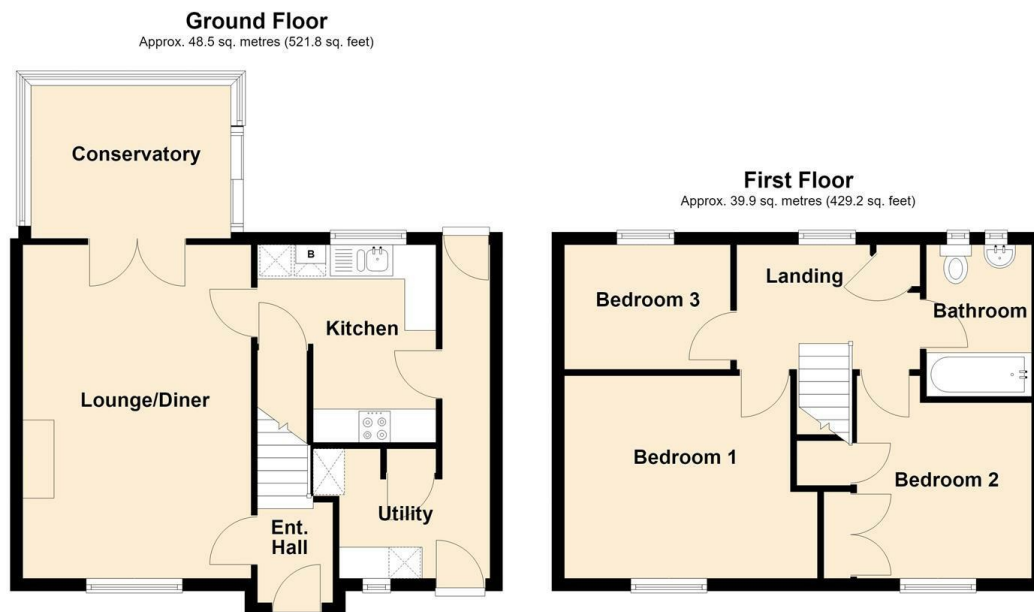
Timber gazebo (12'3 x 9'1 (3.73m x 2.77m)) and hot-tub.

AGENTS NOTE:

There is lapsed planning permission to construct a larger conservatory at the rear of the property.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

