



📍 278 Frome Road, Trowbridge, Wiltshire, BA14 0DT

🔗 Offers In Excess Of £440,000

A generously proportioned, three bedroom plus study, detached family house, which occupies an enviable plot on the east side of the town, close to primary and secondary schools. The property benefits from large, private gardens, double garage and driveway parking for numerous vehicles.

- Detached House
- Three Bedrooms Plus Study
- Three Reception Rooms
- Spacious Kitchen/Dining Room
- Bi-Fold Doors Opening Onto The Garden
- Cloakroom
- Large, Private Gardens
- Detached, Double Garage & Driveway Parking For At Least 4 Cars
- Close To Schools & Southwick Country Park

🏡 Freehold

🏠 EPC Rating C



A spacious, individually built, detached family house which occupies an enviable plot with large, private gardens, detached double garage and driveway parking for numerous vehicles. The property is conveniently located within walking distance of shops, public house, Wiltshire College and the popular Southwick Country Park.

The property offers excellent accommodation over two floors comprising; entrance porch and cloakroom which leads to the entrance hall. Leading off the entrance hall is a study and the beautifully proportioned kitchen/diner. The kitchen has been designed with sleek units sat below a granite work surface. Integrated appliances include a dishwasher and there is a range style cooker and space for a large fridge/freezer. There is ample space for a dining table and adding to the appeal of the space are the bi-fold doors opening to the garden. In addition to the kitchen is a well appointed family room as well as the formal sitting room featuring a central fireplace. The first floor has three bedrooms with the principle bedroom offering an en-suite shower room as well as fitted cupboards. The bathroom has been tastefully finished with a modern suite.

Externally there is a spacious rear garden mainly laid to lawn, there is a large patio leading off the kitchen and the family room creating a lovely space for outside dining.

To the front of the house is extensive driveway parking as well as a detached double garage.

#### **Situation**

Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools and a campus for Wiltshire College. The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

#### **Property Information**

Council Tax Band; E

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



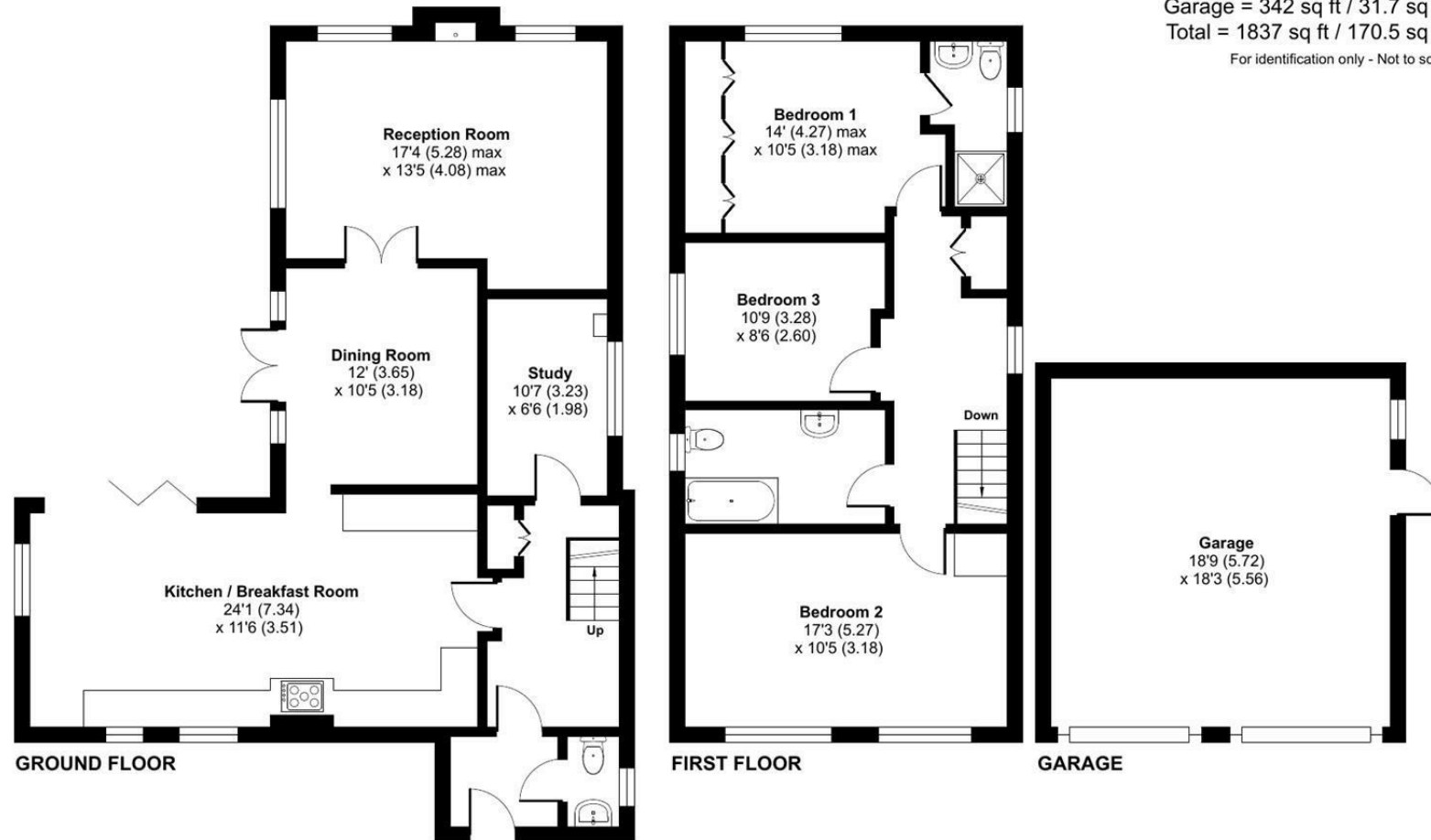
## Frome Road, Trowbridge, BA14

Approximate Area = 1495 sq ft / 138.8 sq m

Garage = 342 sq ft / 31.7 sq m

Total = 1837 sq ft / 170.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1279128

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