

TOWN&COUNTRY
ESTATES



Westfield Road, Trowbridge, Wiltshire BA14 9JN

£280,000

LOCATION

Situated on the Wingfield side of Trowbridge, the property is within walking distance to local shops, bus stop, Primary and Secondary Schools. Trowbridge itself offers busy town centre shopping, a modern cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

VENDOR SUITED - ONWARD PURCHASE WITH NO CHAIN - Occupying a large corner plot on a popular residential area of Trowbridge, this spacious four bedroom semi-detached home approaches the market in great order. The accommodation comprises an entrance hall, cloakroom toilet, dual aspect kitchen/dining room, living room, garden room ideal for entertaining, up to three double bedrooms, a good size single bedroom and a bathroom. Further benefits include gas central heating (new ideal boiler in 2022 - serviced annually), uPVC double glazing, an enclosed rear garden and comfortable driveway parking for three cars.

ENTRANCE HALL

You enter the property into the entrance hall, with wood effect flooring, radiator, stairs to the first floor and doors to the cloakroom, kitchen/dining room and living room.

CLOAKROOM

With an obscure uPVC double glazed window to the front, low level WC, wall hung basin with tiled splashback and a radiator.

KITCHEN/DINING ROOM

20'8" x 10'2"

The dual aspect kitchen/dining room is the hub of this family home. There are uPVC double glazed windows to the front and rear, the refitted kitchen offers a range of modern high gloss white matching base and wall units, with rolled top worksurfaces, breakfast bar, matching upstands and inset 1 1/2 bowl sink with chrome mixer tap, built in high level oven and grill, inset gas hob with chimney extractor and light over, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for fridge/freezer, under cupboard lighting and a wall mounted Ideal gas boiler (new in 2022 and serviced annually). The room also has a radiator, tiled flooring, door to an understairs storage cupboard and uPVC double glazed door to the garden.

LIVING ROOM

17'0" x 10'9"

The living room has an attractive panelled feature wall, wood effect flooring, vertical radiator, TV point and uPVC French doors opening to the garden room.

GARDEN ROOM

A fantastic place to entertain, the garden room bring the outside, in! This lovely space has bespoke fitted sides, making it more usable year round.



FIRST FLOOR LANDING

There is access to the loft and doors to all bedrooms, the bathroom and airing cupboard.

BEDROOM ONE

10'9" x 8'6"

Bedroom one has a uPVC double glazed window to the front, two built in wardrobe spaces with cupboards above, radiator and cupboard.

BEDROOM TWO

10'2" x 9'10"

There is a uPVC double glazed window to the front, wardrobe recess and radiator.

BEDROOM THREE

10'5" x 8'2"

Bedroom three will also accommodate a double bed and offers a uPVC double glazed window to the rear, wardrobe recess and radiator.

BEDROOM FOUR

10'5" x 6'10"

A good size single bedroom, bedroom four has a uPVC double glazed window to the rear, radiator and space for a wardrobe.

BATHROOM

There is an obscure uPVC double glazed window to the rear, a panelled bath with electric shower over and glazed screen, low level WC, pedestal basin, chrome heated towel rail, shaving socket, extractor fan and fully tiled walls.

EXTERIOR

FRONT

The front of the home has a drive providing comfortable off road parking for 3 cars, a lawn with picket fence, attractive planted border, gravelled area, gated access to the rear garden and path to the front door with porch, outside light and external store.

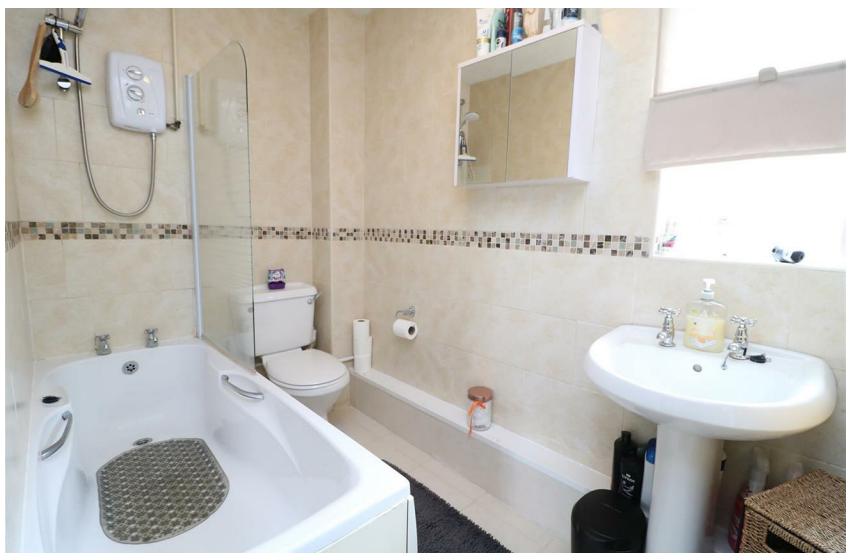
REAR GARDEN

Being on the corner, the home benefits from a larger than average rear garden. There is a paved patio leading to the garden room, outside light, outside tap, lawn with a dwarf wall and planted borders, a hard standing to the side with sheds, a BBQ area and gated access to the front.

ADDITIONAL INFORMATION

Council Tax Band - C

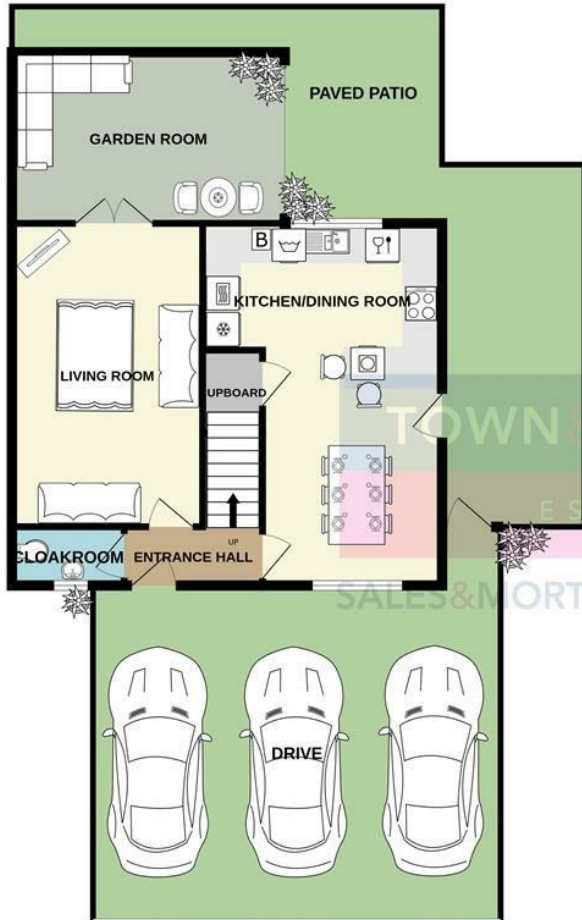
The property also benefits from a fire sprinkler system.



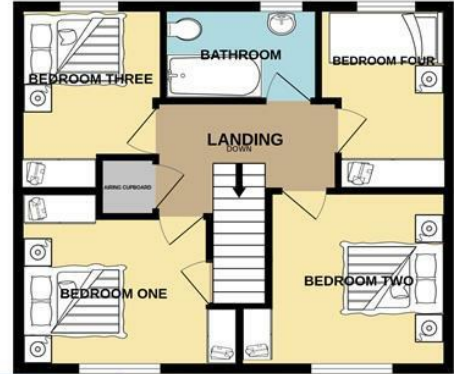




GROUND FLOOR



1ST FLOOR



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SALES & MORTGAGES & LETTINGS

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
654 sq.ft. (60.7 sq.m.) approx.



1st Floor
503 sq.ft. (46.7 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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