



**Wrights**  
01225 755553

Talbot Road, Trowbridge, Wiltshire, BA14 9JP

Offers in the region of  
£310,000

This spacious and well presented three bedroom detached property is situated within an established residential development, close to local amenities including a choice of Primary and Secondary schools and Trowbridge railway station.

The ground floor of the property offers a spacious lounge, modern kitchen/diner, study, downstairs cloakroom. Upstairs you will find three well proportioned bedrooms and a well appointed family bathroom.

Externally, the property boasted a garage and gated driveway parking, as well as a generous enclosed rear garden.



**Extended three bedroom detached property**

**Well presented throughout**

**Spacious lounge**

**Modern kitchen/diner**

**Study**

**Downstairs W.C**

### **Situation**

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

**Three well proportioned bedrooms**

**Well appointed first floor bathroom**

**Garage and gated driveway parking**

**Generous enclosed rear garden**



## The property comprises

### Ground Floor

#### Porch

With PVCu double glazed French doors and windows.

#### Entrance Hall

With wood laminate flooring, radiator and stairs to the front door.

#### Lounge

*18' 1" x 14' 4" (5.51m x 4.36m)*

With wood laminate flooring, radiator, wooden fireplace surround, PVCu double glazed window to the side and PVCu double glazed bay window to the front.

#### Kitchen/Diner

*11' 0" x 13' 0" (3.35m x 3.96m)*

With tiled flooring, a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, integrated dishwasher, washing machine and wine cooler, space for fridge/freezer, sink/drainage unit, radiator, inset ceiling spotlights and PVCu double glazed windows to the side and rear.

#### Study

*9' 7" x 9' 11" (2.93m x 3.01m) max*

With PVCu doors to both sides and PVCu sliding French doors opening onto the rear garden.

### W.C

With low level W.C and obscured PVCu double glazed window to the rear.

### First Floor

#### Landing

With airing cupboard housing gas combination boiler, loft hatch and PVCu double glazed window to the side.

#### Bedroom 1

*10' 2" x 11' 10" (3.11m x 3.61m)*

With radiator, two built in wardrobes and PVCu double glazed window to the front.

#### Bedroom 2

*10' 4" x 11' 8" (3.15m x 3.55m) max*

With radiator and PVCu double glazed window to the rear.

#### Bedroom 3

*7' 3" x 8' 5" (2.20m x 2.57m)*

With radiator and PVCu double glazed window to the front.

#### Bathroom

With white suite comprising bath with mains shower over, hand basin and W.C with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

## Externally

### To the front

The property benefits from a gated driveway providing off road parking, leading to the garage. There is gated access to a path leading to the rear garden. The front garden is neatly presented with a low maintenance border and a small lawn area.

### Garage

*7' 10" x 14' 5" (2.39m x 4.40m)*

With up and over door to the front, door to the side, power, light, eaves storage and window to the rear.

### To the rear

The property benefits from a generous and well maintained rear garden, mainly laid to lawn with a variety of mature plants, shrubs and flower borders. There are several attractive seating areas, including a gravelled patio and raised planted areas, providing pleasant spots to relax and enjoy the outdoors. A large timber shed offers useful storage, and the garden is fully enclosed with fencing, ensuring privacy and security.

## Tenure

The property is sold as freehold.

## Council tax

The property is in council tax band C.

## Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

## Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1800Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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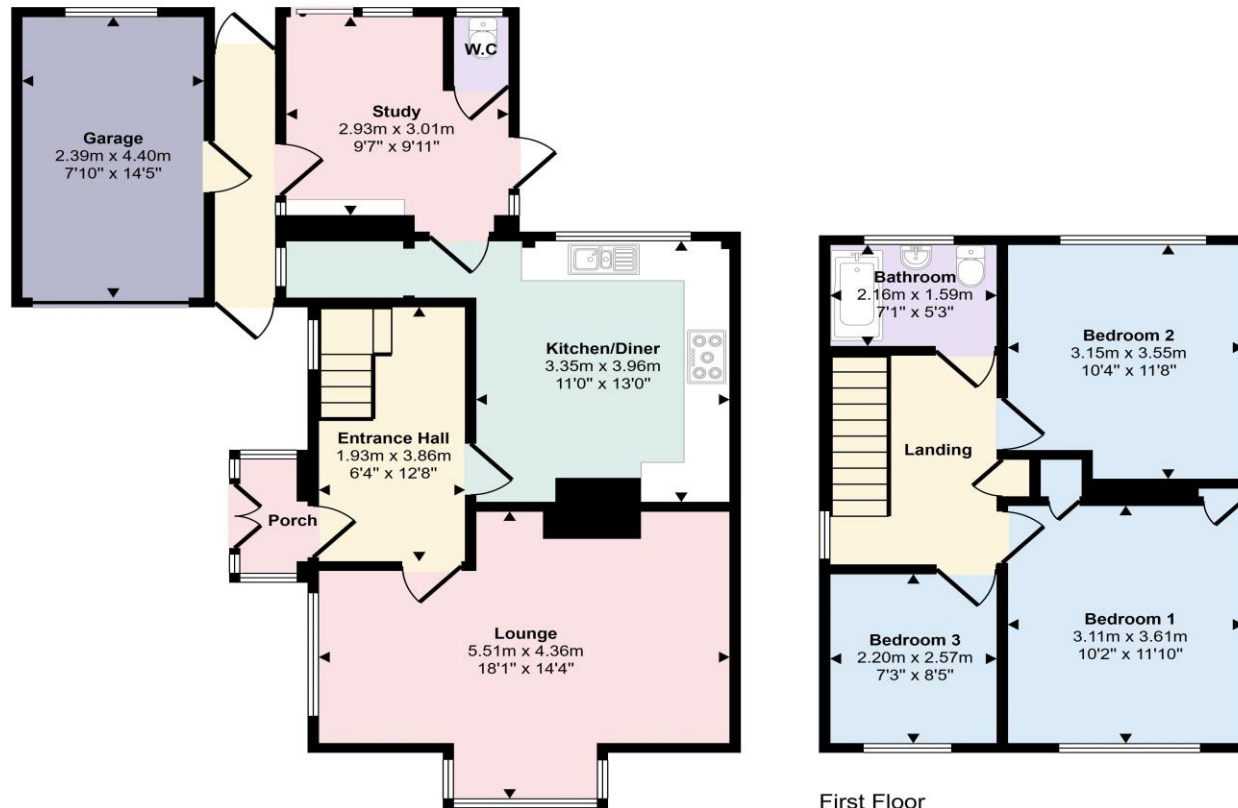


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Approx Gross Internal Area  
112 sq m / 1207 sq ft



Ground Floor  
Approx 71 sq m / 760 sq ft

First Floor  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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