

Wrights
01225 755553

Woodborough Close, Trowbridge, Wiltshire, BA14 0XU

£360,000

This beautifully presented three bedroom detached home is situated within a desirable cul-de-sac in the popular Wiltshire Drive area of Trowbridge, within easy reach of local schools and the town centre. The well proportioned accommodation features an impressive open-plan kitchen/dining room with central island, a separate lounge, orangery, ground floor WC, three double bedrooms and a family bathroom. Further benefits include an enclosed rear garden, driveway parking and garage.

Vendor Suited with No Onward Chain.



Beautifully Presented Detached Home

Three double bedrooms

Desirable Cul-de-Sac Location

Popular Wiltshire Drive Area

Impressive Kitchen/Diner with island unit

Situation

The property is situated within a desirable a cul-de-sac, 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.

Spacious Lounge

Attractive Orangery

Enclosed rear garden

Garage and driveway parking

Vendor Suited with No Onward Chain



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

The property comprises

Entrance Hall
With composite front door, radiator and stairs to the first floor.

Cloakroom
With suite comprising close coupled W.C and feature hand basin, heated towel rail, inset spotlight and obscured PVCu double glazed window to the side.

Kitchen *10' 7" x 8' 10" (3.23m x 2.70m)*
With a range of eye level and base units, worktops with splash backs, ceramic one and a half bowl sink and drainer unit, range cooker with five ring gas hob and extractor hood over, radiator, inset ceiling spotlights and PVCu double glazed window to the front. Open plan into dining room.

Dining Room *14' 0" x 8' 3" (4.26m x 2.52m)*
With radiator, large island unit with additional storage and worktop space, inset ceiling spotlights and PVCu french doors opening onto the rear garden.

Lounge *10' 5" x 17' 9" (3.18m x 5.42m)*
With radiator, freestanding feature fireplace and PVCu double glazed window to the front. Open plan into Orangery.

Orangery *9' 1" x 10' 6" (2.77m x 3.20m)*
With inset ceiling spotlights, PVCu double glazed windows to the sides and rear and PVCu french doors opening onto the rear garden.

First Floor

Landing
With airing cupboard housing hot water cylinder and PVCu double glazed window to the rear.

Bedroom 1 *10' 8" x 11' 4" (3.26m x 3.45m)*
With radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 2 *10' 7" x 9' 5" (3.22m x 2.87m)*
With radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 3 *7' 10" x 8' 2" (2.39m x 2.48m)*
With radiator, built in wardrobe and PVCu double glazed window to the rear.

Bathroom *6' 11" x 6' 0" (2.11m x 1.84m)*
With white suite comprising bath with mains shower over, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Externally

To the front and side
The property is approached via a low maintenance gravelled frontage, with a paved pathway leading to the front entrance and continuing around the side. To the side is a driveway providing off road parking for several vehicles and access to the detached garage, with gated access leading through to the rear garden.

Garage *8' 7" x 15' 11" (2.61m x 4.86m)*
With electric roller door to the front, power, light, window to the rear and side door to the rear garden.

To the rear
The enclosed rear garden is mainly laid to lawn with low-maintenance gravelled borders and paved seating areas, providing an attractive space for outdoor dining and entertaining. A substantial timber summerhouse provides useful additional space, while fencing and mature hedging enclose the garden. Gated access leads to the driveway and detached garage, which also benefits from a side access door directly from the garden.

Tenure
The property is sold as freehold.

Council Tax
The property is currently in council tax band D.

EPC rating
The EPC rating is C (70), with a potential for C (76).

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 broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH GEM MORTGAGES
Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk
CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



















Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553













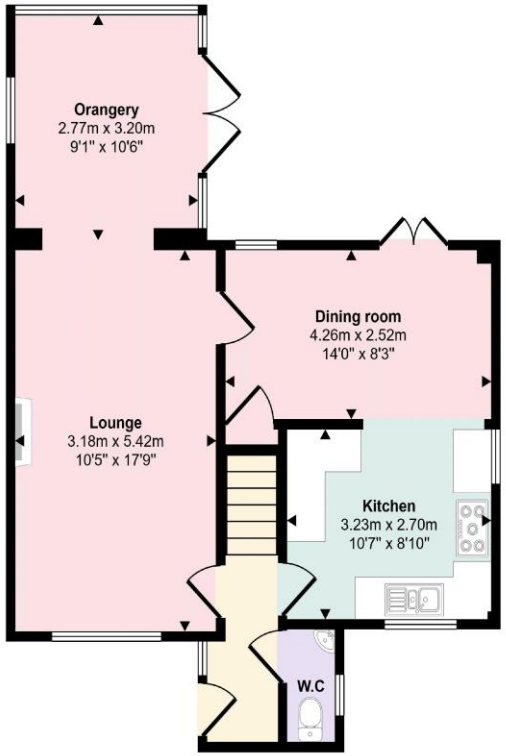


EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH GEM MORTGAGES
Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk
CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST

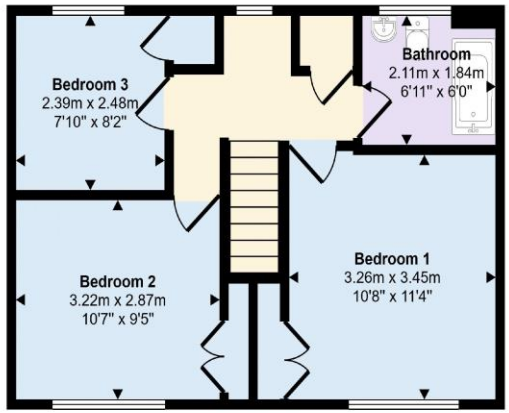




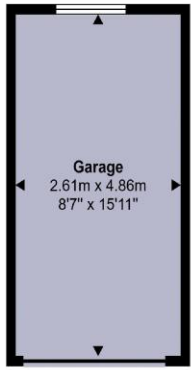
Approx Gross Internal Area
108 sq m / 1158 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft



First Floor
Approx 42 sq m / 448 sq ft



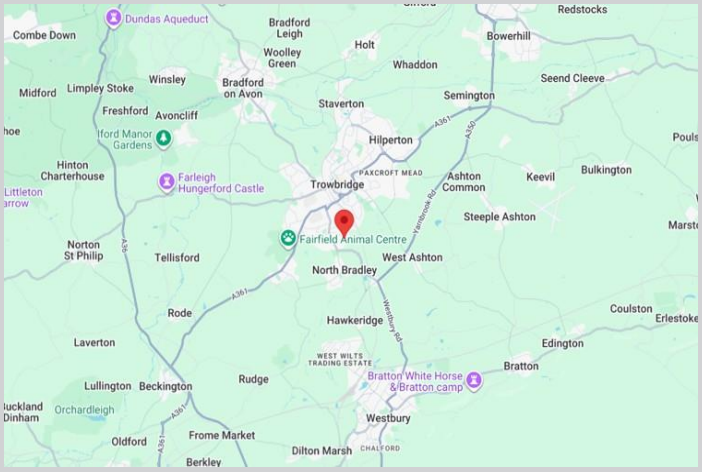
Garage
Approx 13 sq m / 137 sq ft

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.

Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553







Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553

Wrights

T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.