



Wrights
01225 755553

Azalea Drive, Trowbridge, Wiltshire, BA14 9GG

Offers in excess of
£325,000

Situation

The property is situated within a popular cul-de-sac on the Wingfield side of town. A choice of primary and secondary schools are within walking distance of the property, and 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.



Beautifully presented three bedroom detached home

Sought-after Azalea Drive location

Spacious lounge

Impressive kitchen/dining room with French doors to the rear garden

Principal bedroom with fitted wardrobes and en-suite shower room

Contemporary family bathroom

PVCu double glazing with fitted shutters

Well maintained enclosed rear garden

Detached garage

Driveway parking for several vehicles



Wrights Residential are delighted to present this beautifully presented three bedroom detached home, tucked away at the end of a peaceful cul-de-sac on the highly sought-after Azalea Drive development.

Offering spacious and well-appointed accommodation throughout, the property features an entrance hall, cloakroom, generous lounge and an impressive kitchen/dining room with French doors opening onto the rear garden. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, complemented by two further bedrooms and a modern family bathroom.

Externally, the property enjoys an enclosed rear garden, driveway parking and a detached garage. Ideally situated within an established residential area, the property is conveniently located close to local amenities, well-regarded schools and excellent transport links.

The property comprises

Ground Floor

Entrance Hall

With composite front door, radiator stairs to the first floor with storage cupboard under.

Cloakroom

With white suite comprising close coupled W.C and hand basin, space for washing machine and tumble dryer, radiator and obscured feature window to the front.

Lounge *10' 7" x 15' 9" (3.22m x 4.80m)*

With radiator and PVCu double glazed window with fitted shutters to the window.

Kitchen/Diner *18' 4" x 10' 2" (5.58m x 3.09m)*

With a range of eye level and base units, worktop with tiled splash backs, eye level double oven/microwave, induction hob, one and a half bowl sink and drainer unit, integrated bins, space for fridge/freezer and slimline dishwasher, inset ceiling spotlights, two radiators, PVCu double glazed window to the rear, PVCu door to the side and PVCu french doors opening onto the rear garden.

First Floor

Landing

With loft access (the loft is partially boarded with a light and pull down ladder) and PVCu double glazed window to the side).

Bedroom 1 *11' 1" x 12' 6" (3.37m x 3.80m)max*

With a range of fitted wardrobes, radiator and PVCu double glazed window with fitted shutters to the front.

En-suite *7' 10" x 2' 11" (2.39m x 0.90m)*

With white suite comprising shower enclosure with mains shower, hand basin with vanity unit and close coupled W.C, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the side.

Bedroom 2 *8' 6" x 10' 0" (2.60m x 3.06m)*

With built in wardrobe, radiator and PVCu double glazed window with fitted shutters to the rear.

Bedroom 3 *7' 0" x 10' 5" (2.13m x 3.17m)*

With built in wardrobes, radiator and PVCu double glazed window with fitted shutters to the rear.

Bathroom 6' 8" x 5' 4" (2.02m x 1.63m)

With white suite comprising bath with mains rainfall shower over, close coupled W.C and hand basin, heated towel rail, shaver socket, inset ceiling spotlights and obscured PVCu double glazed window to the front.

Externally

To the front

The property is approached via a driveway providing off road parking for several vehicles and leading to the detached garage. A paved pathway leads to the front entrance, while the attractive front garden is laid mainly to lawn with well-stocked flower and shrub borders.

To the rear

The attractive enclosed rear garden has been thoughtfully landscaped to provide an excellent space for both relaxing and entertaining. Immediately adjoining the property is a generous decked seating area with French doors opening from the dining area, creating a seamless connection between the indoor and outdoor living spaces.

The remainder of the garden is laid mainly to lawn with well stocked flower and shrub borders, ornamental planting and a feature Japanese maple, all enclosed by timber fencing for a good degree of privacy. A paved pathway provides access to the detached garage, which benefits from a personal door opening into the garden, while a timber garden shed offers useful additional storage.

Garage 8' 2" x 15' 11" (2.48m x 4.86m)

With up and over door to the front, power, light, eaves storage and a side door to 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 (76), with a potential for B (85).

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 - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



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



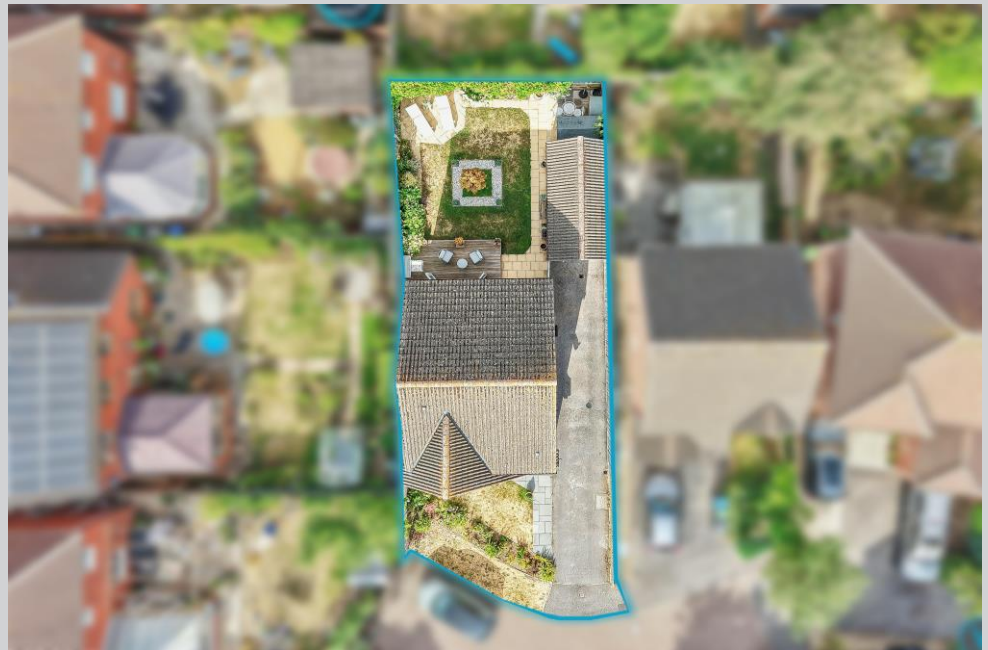


EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST

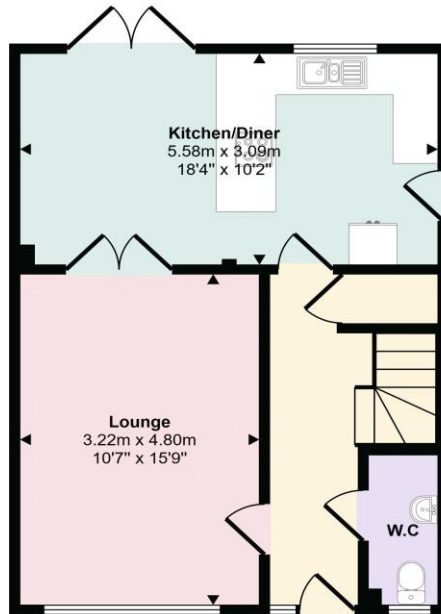


Wrights
01225 755553

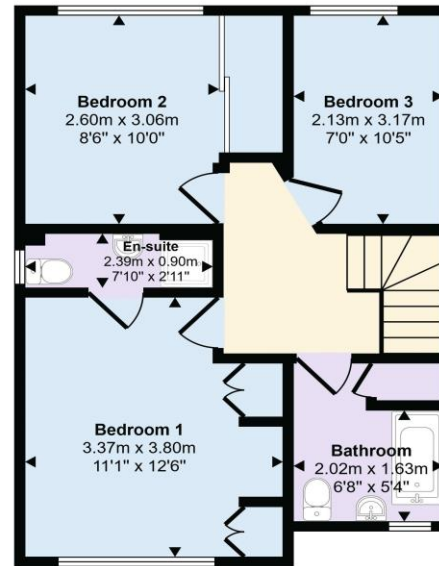
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

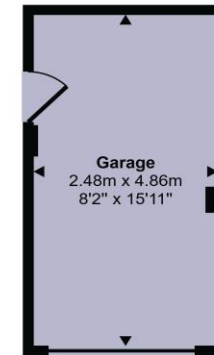
Approx Gross Internal Area
102 sq m / 1096 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft

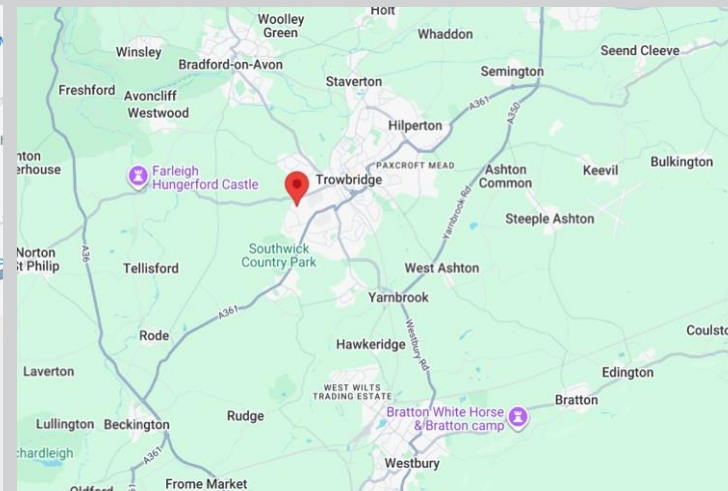
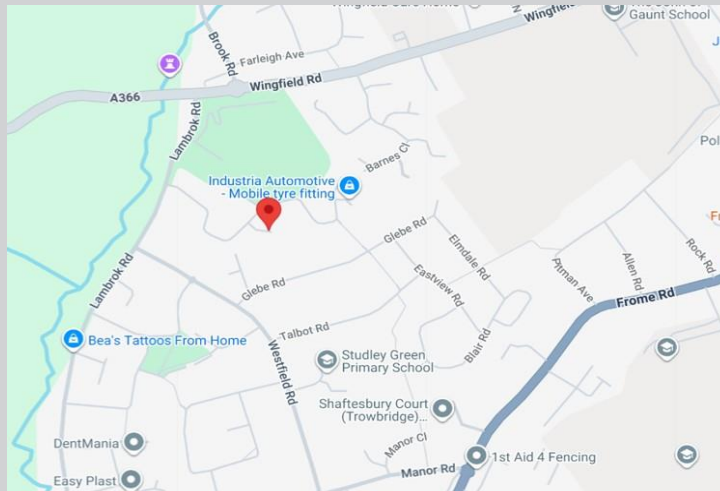
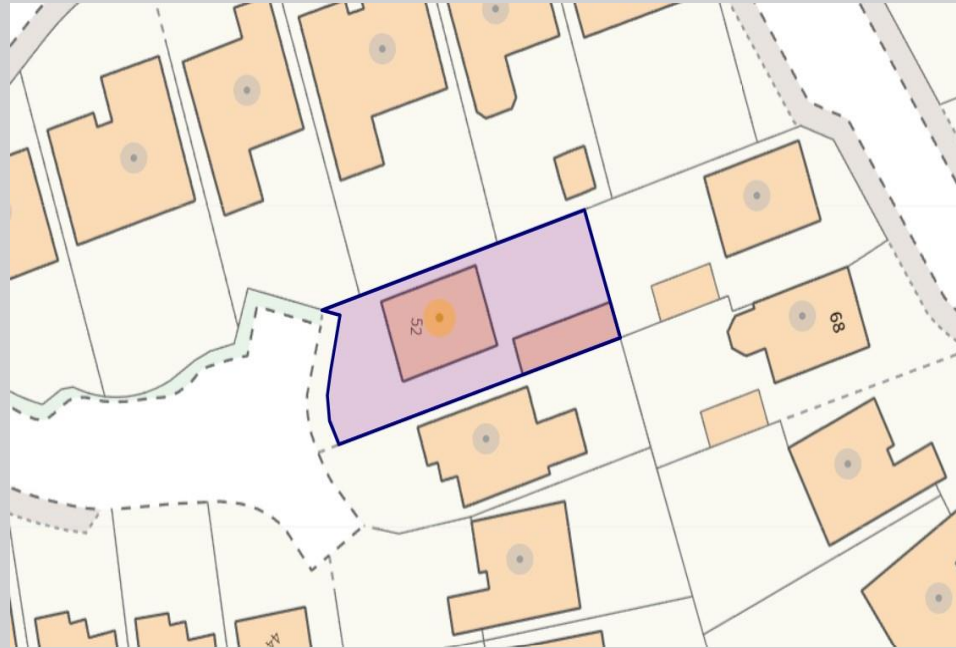


First Floor
Approx 45 sq m / 482 sq ft



Garage
Approx 12 sq m / 130 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.





01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

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.