



**Connells**

The Prospect  
Trowbridge, Wilts



## Property Description

This Impressive Townhouse was built in 2002 to a high specification by a highly respected firm of local builders. It sits in a terrace of four similar properties set back from Hilperton Road with vehicle access at the rear and a private foot access onto Hilperton Road. Arranged over three floors the property offers well laid out spacious accommodation and is approached via a shared driveway with Goodson Lodge Care Home leading to private parking at the rear and along with a garage & parking.

This is a high quality well presented home that would suit a range of potential buyers. The ground floor is open plan with a large well-appointed kitchen and generous family area with doors opening up to the rear garden. On the first floor is the main reception room with two pairs of French doors opening onto Juliet balconies as well as two bedrooms and family bathroom whilst to the second floor, there are two double bedrooms - both with en suites. Outside, there are enclosed gardens to the front & rear - a particular feature being that the rear garden is south facing, a great place to entertain or just to sit out and enjoy the afternoon & evening sun with family....

## Description Cont'd...

Accommodation comprises Entrance Hall, Cloakroom, Utility Room, Open Plan Family Room / Kitchen, Landing, Two Bedrooms, Family Bathroom & Sitting Room and to the Second Floor there are Two Large Bedrooms,

both with En Suites. Underfloor heating throughout & triple glazed windows.

An early viewing is highly recommended to appreciate the location & accommodation

## Entrance

Door to front aspect. Doors to Kitchen, Cloakroom & Utility Room. Stairs to first floor. Feature light window to Dining / Reception Area. Underfloor heating. Digital controls.

## Cloakroom

Porthole window to front. Suite comprising wash hand basin and low level wc. Splashback tiling.

## Utility Room

Understairs cupboard providing storage and with space for appliances.

## Kitchen

Window to front aspect. Comprising a comprehensive range of wall, base and drawer units with work surfaces over & splashback tiling. Inset sink and drainer unit. Large range style cooker with cookerhood over. Space for appliances. Open access to Dining / Reception Area.

## Reception / Dining Area

Spacious room with two pairs of double doors opening onto garden. Seating area as well as space for dining table & chairs. Feature window back to Entrance Hall. Open access to Kitchen.

## First Floor Landing

With stairs rising from Entrance Hall. Airing cupboard. Doors to Sitting Room, Bedrooms Three & Four and Family Bathroom. Stairs upto Second Floor Landing.

## Sitting Room

In typical Georgian style is this first floor generous sitting room with two pairs of double doors, both with a Juliet balcony, overlooking rear garden with views of countryside out towards Westbury. Gas fire.

## Bedroom Three

Window to front aspect. Storage cupboards.

## Bedroom Four

Window to front aspect. Storage cupboards. Currently being used an office.

## Family Bathroom

Three piece suite comprising bath with wall mounted shower over, wash hand basin and low level wc. Splashback tiling. Heated towel rail. Extractor fan.

## Second Floor Landing

With stairs rising from First Floor Landing. Velux style window. Storage cupboard with hot water tank. Access to loft. Doors to Bedrooms One & Two.

## Bedroom One

Spacious room with two windows to rear aspect, taking in views across to Westbury White Horse. Large built in wardrobes. Access to En Suite.

## En Suite

Velux style window. Suite comprising bath with wall mounted shower over, wash hand basin and low level wc. Splash back tiling. Heated towel rail.

## Bedroom Two

Window to front aspect. Built in storage. Door to En Suite.

## En Suite

Obscure window. Suite comprising walk in shower enclosure, wash hand basin and low level wc. Heated towel rail. Splashback tiling.

## Front Garden

Railings and gate to front boundary. Walls to the sides. Paved area - ideal for planters and for sitting out. Selection of mature shrubs & bushes. Cherry tree.

## Rear Garden

Secluded and private country style garden at the rear. Established with mature trees, perennial plants & shrubs. Patio area with electrically operated sunshade. Area laid to lawn. Gated access out to parking area.

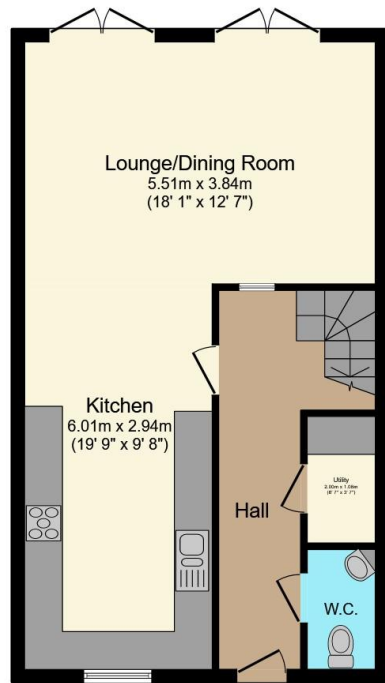
## Garage & Parking

To the front of small terrace of houses is an enclosed courtyard, accessible from the rear, offering parking and access to garages. From the road at the rear, partly shared with Goodson Lodge Care Centre, there is another area for parking.

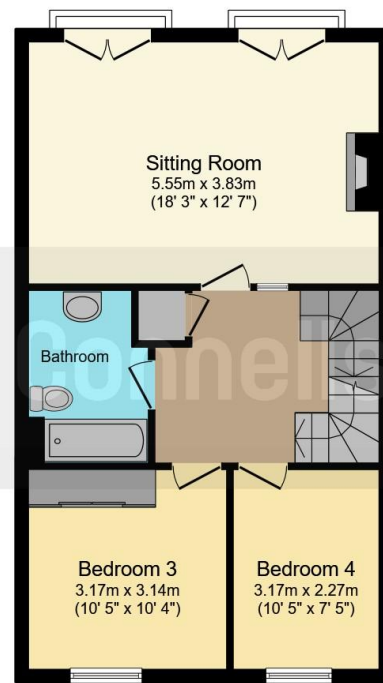




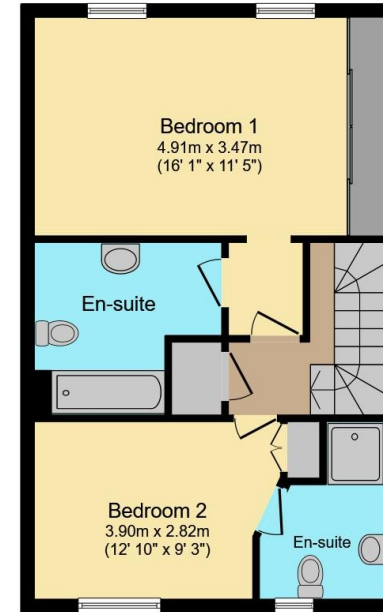




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 161.7 m<sup>2</sup> (1,740 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01225 754391**

**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
TROWBRIDGE BA14 8HA

EPC Rating: C Council Tax  
Band: F

Tenure: Freehold

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