



1 Fulney Close, Victoria Road, Trowbridge, BA14 7LF

Guide Price **£700,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 3
Receptions: 6

Situated within a quiet and highly desirable cul-de-sac just off Victoria Road in Trowbridge, this substantial detached residence offers close to 3,500 square feet of flexible accommodation, set within generous, enclosed and well-maintained level gardens. Offered with no onward chain, this property is ideally suited to large families, multi-generational living, or those requiring significant work-from-home space.

The ground floor is entered via a spacious porch leading into a broad 20-foot entrance hall with attractive wooden flooring. There are five further reception rooms, including an elegant and bright triple-outlook 22-foot double bay-fronted sitting room with a working gas fireplace set within a Bath stone surround. The heart of the home is a newly installed 22-foot kitchen/breakfast room, well-equipped with a range cooker, five-ring gas hob, ample storage, generous work surfaces and LVT flooring, alongside space for informal dining. A large cupboard houses the Megaflow system, with further storage available, while an adjoining utility room provides space for laundry appliances, houses one of the two gas boilers, and gives access to a cloakroom as well as the potential to create a larger downstairs washroom. A separate formal dining room sits adjacent, featuring a secondary staircase. Additional ground floor spaces include a study overlooking the garden, a versatile 21-foot reception room with patio doors and an open fireplace, and an impressive 31-foot dual-aspect family room or annexe occupying the rear wing, complete with vaulted ceilings, exposed beams, Velux windows, wooden flooring and independent access, making it ideal as a studio, hobbies room or self-contained space.



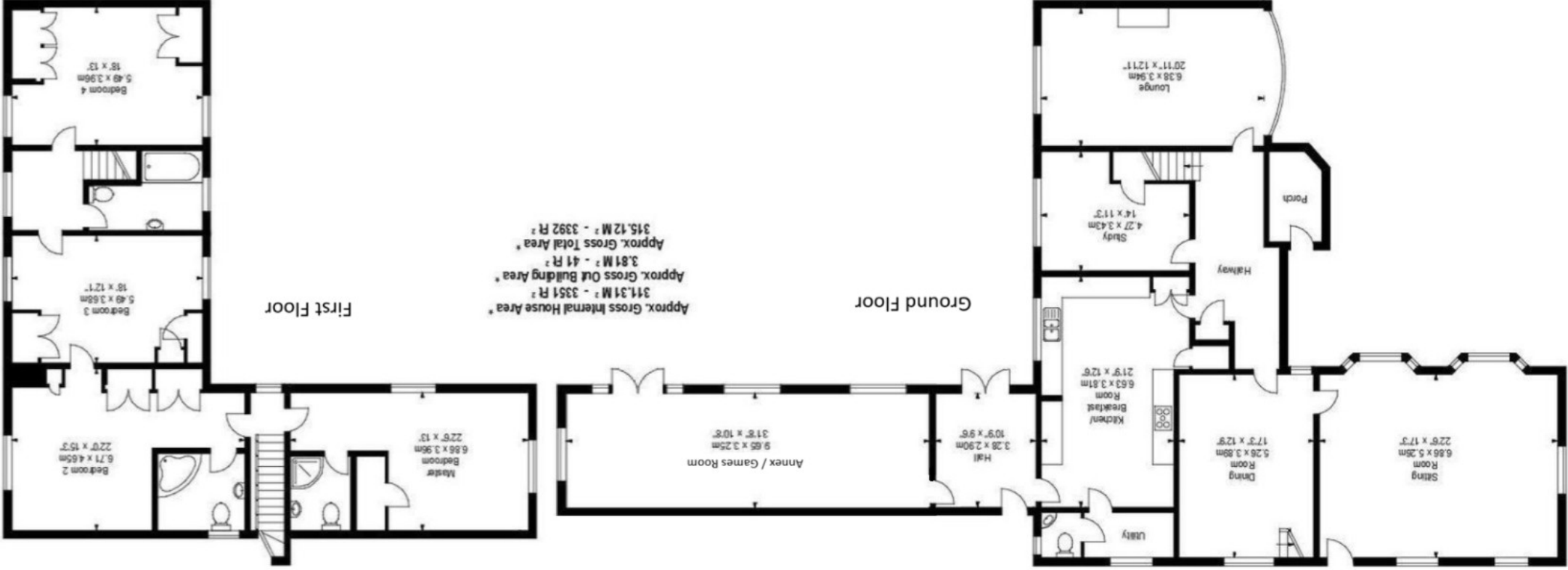
Upstairs, four substantial double bedrooms are arranged across two landing areas. The principal bedroom exceeds 22 feet in width and benefits from dual aspects, a walk-in wardrobe and a well-appointed en suite shower room. The second bedroom is similarly spacious, with built-in wardrobes and its own en suite, while bedrooms three and four are also comfortable doubles with built-in storage and dual aspects, both served by a family bathroom.

Externally, the property is approached via a wide gravel driveway bordered by trees and shrubs, providing ample parking and a sense of seclusion. The rear garden offers a high degree of privacy, plenty of lawn and patio areas, mature planting, a pond with fountain and bridge. Fully enclosed with secure side access, a 33-foot timber shed with power and lighting provides excellent storage or workshop potential, while a separate side garden with a wooded backdrop offers a different retreat with sheltered seating. Additional features include external lighting, power points. Occupying an enviable peaceful setting with convenient access to the town centre, Hilperton, & Holt, Bradford on Avon is also located 3 miles away and is accessible via a scenic walk, bike ride, or on the water of the nearby Kennet and Avon Canal. Excellent transport links are available with the railway stations in Trowbridge and Bradford on Avon offering services to Bath, Bristol, Cardiff and London, alongside good local bus routes. The town itself provides a wide range of shops, restaurants, leisure facilities, schools and green spaces with events which run through the year.

Additional Information:

Tenure: Freehold Detached House
Council Tax Band: G
EPC Rating: D (56) // Potential: C (79)
Services: Mains Gas Central Heating With 2 New Boilers. Mains Drainage Supply. Mains Electricity Supply. Mains Water Supply. Double Glazing.





Excellent value | Extensive service | Unrivalled customer care



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