



## 47 Avenue Road Trowbridge BA14 0AQ

A beautifully presented bay fronted Victorian house which has been extended, redecorated and loving restored in recent years ensuring its extensive period features remain intact. This spacious family home situated within the well regarded Avenue Road is conveniently located close to Schools, railway station, parkland and town centre. Stand out features include impressive tiled entrance hall, living room, dining room and large modern kitchen, three double bedrooms to the first floor and Heritage style bath/shower suite. To the rear of the house is a large single story extension which could be annexed from the main house, used as an additional ensuite bedroom or in its current form as a stunning garden/family reception room utility area and shower room. The large south-west facing garden is an unfinished project and boasts large feature circular flagstone patio area. Interest in this property is predicted to be high and early viewing is highly recommended.

**Guide Price £450,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Original hard wood door to the front with transom window. Original stained glass window to the front. Radiator. Stairs to the first floor with under stairs storage cupboard. Original tiled flooring and ornate coving. Smoke alarm. Cupboard housing fuse box and electric meters. Telephone point. Panelled doors off and into:

### Living Room

13'5" x 12'11" plus bay (4.09 x 3.94 plus bay)  
UPVC double glazed bay window to the front. Radiator. Feature fireplace with wood mantle, granite hearth and wood burner inset. Picture rail, coving and ceiling rose. Television point.

### Dining Room

15'0" x 8'2" (4.57 x 2.49)  
UPVC double glazed window to the side. Radiator. Wood flooring and coving. Built-in dresser. Feature tiled fireplace. Panelled door to the utility. Opening to the:

### Refitted Kitchen

13'6" x 12'2" (4.11 x 3.71)  
Double glazed sash window to the side. UPVC double glazed French doors to the rear. Radiator. Extensive range of shaker style units with marble work surfaces and splash-backs. Ceramic sink drainer unit with swan neck mixer tap. Stainless steel range cooker with stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Cupboard housing Vaillant boiler. Wood flooring, panelling and coving. Smoke alarm.



### Refitted Utility Room

7'6" x 6'1" min (2.29 x 1.85 min)  
UPVC double glazed window to the side. Single glazed window to the side. Radiator. Base mounted units with rolled top work surface. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Laminate tiled flooring and inset ceiling spotlights. Opening to the family Room. Sliding door to the:

### Refitted Shower Room

Double glazed Velux window. Ladder radiator. Three piece white suite comprising shower cubicle with aquaboard surrounds, mains shower over and doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and push flush. Illuminated mirror. Laminate tiled flooring and inset ceiling spotlights.

### Family Room/4th Bedroom or Annexe

18'7" x 10'2" (5.66 x 3.10)  
Double glazed bi-fold doors to the rear and side. Vertical radiator. Television point. Laminate tiled flooring and inset ceiling spotlights.

## FIRST FLOOR

### Landing

Balustrade. Access to part boarded loft space. Television point. Smoke alarm. Panelled doors off and into:

### Bedroom One

13'7" x 12'3" (4.14 x 3.73)  
Double glazed sash window to the rear. Radiator. Feature cast iron fireplace. Painted wood flooring and feature panelling. Television point.

### Bedroom Two

12'11" x 12'2" plus bay (3.94 x 3.71 plus bay)  
UPVC double glazed bay window to the front with window seat/storage unit. Radiator.

Feature cast iron fireplace. Alcove with shelving. Painted wood flooring.

### Bedroom Three

10'5" x 8'0" (3.18 x 2.44)  
UPVC double glazed window to the rear. Radiator. Painted wood flooring and picture rail.

### Refitted Bath & Shower Room

Obscured UPVC double glazed window to the rear. Victorian style radiator and chrome ladder radiator. Four piece Heritage style white suite with large shower enclosure with monsoon shower over and doors enclosing, panelled bath, wash hand basin with towel rail and w/c. Extractor fan. Vinyl flooring, dado rail, wall lights and inset ceiling spotlights.

## EXTERNALLY

### To The Front & Side

Gate open onto steps and path to the front door with entrance light. Areas laid to loose stone chippings with plants and shrubs. Large area laid to lawn. Path leading to gated pedestrian access to the rear. All enclosed by hedgerow.

### To The Rear

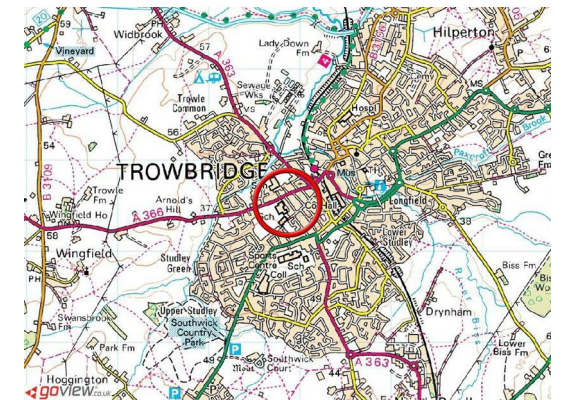
Large south-west facing garden comprising large flagstone patio area to the immediate rear leading to further large circular flagstone patio area with slate chipping borders, area laid to lawn and raised beds with a variety of plants and shrubs. Further garden area with area laid to lawn and a variety of plants, trees and shrubs. Eternal lighting, power points and tap. Garden shed. Enclosed by fencing and hedgerow.



Tenure **Freehold**  
 Council Tax Band **C**  
 EPC Rating **E**



Total area: approx. 133.3 sq. metres (1434.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.