

TOWN&COUNTRY
ESTATES



Heron Walk, Trowbridge, Wiltshire BA14 7GA

Offers Over £270,000

LOCATION

The property is tucked away within the popular Southview Park development, within walking distance to local amenities, schools and bus routes. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Tucked away in a small cul-de-sac, facing onto a pedestrian path with no passing traffic, this deceptively spacious three bedroom home approaches the market with the added benefit of NO ONWARD CHAIN. The ground floor accommodation comprises an entrance hall, lounge, kitchen/dining/family room and cloakroom toilet. On the first floor is a master bedroom with refitted ensuite shower room, two further good size bedrooms and the family bathroom.

Further benefits include gas central heating (new Worcester boiler in 2025), uPVC double glazing, low maintenance rear garden, garage and driveway.

STORM PORCH

To the front of the property is a storm porch with outside light.

ENTRANCE HALL

You enter the property into entrance hall, where there is a built in doormat, radiator, stairs to the first floor landing and doors to the lounge, kitchen/dining/family room, cloakroom toilet and useful storage cupboard.

LOUNGE

16'4" x 10'5"

The spacious lounge offers a uPVC double glazed window to the front with fitted blinds, modern fireplace with marble inlay and hearth, T.V point, telephone point and two radiators.

KITCHEN/DINING/FAMILY ROOM

(I shaped room) 17'4" max x 15'8" max

The modern kitchen/dining/family room benefits from a uPVC double glazed window and French doors to the rear garden, offering lots of natural light into the room. There are a range of matching base and wall units with rolled top work surfaces, tiled splash backs, stainless steel 1 ½ bowl inset sink unit and chrome mixer taps, built in oven, inset gas hob with chimney extractor and light over, dishwasher, space for fridge freezer, plumbing for washing machine and two radiators. Concealed in a cupboard is a wall mounted Worcester gas boiler (new in 2025) supplying radiator heating and domestic hot water.

CLOAKROOM

There is a dual flush close couple W.C, pedestal wash hand basin, radiator, tiled splash backs and an extractor fan.

FIRST FLOOR LANDING

The first floor landing has a radiator, access to loft space and, doors leading to the three good sized bedrooms, family bathroom and airing cupboard.



MASTER BEDROOM

13'1" x 10'5"

The principal bedroom has a uPVC double glazed window to the front, radiator and a door to the ensuite.

ENSUITE

The modern refitted ensuite shower room has a cubicle with wall mounted mains shower and hand attachment, dual flush close couple W.C, pedestal basin with chrome mixer tap, attractive tiled splashbacks, extractor fan, shaving socket and a radiator.

BEDROOM TWO

10'2" x 7'2"

The second double bedroom has a uPVC double glazed window to the rear and radiator.

BEDROOM THREE

12'1" max x 7'2"

Bedroom three has a uPVC double glazed window to the rear and radiator. An additional area to the end of this bedroom is perfect for a dressing table/desk.

FAMILY BATHROOM

This family bathroom has an obscure uPVC double glazed window to the front, a panelled bath with Victorian style pillar mixer tap and shower attachment, dual flush close couple W.C, pedestal basin with chrome mixer tap, tiled splash backs, extractor fan, shaving socket and a radiator.

EXTERIOR

FRONT

Heron Walk is a quiet residential area with no passing traffic. A paved path leads to the front door with storm porch over, and continues to a door to the garage. The front garden is laid to lawn, with a gravel border and outside light.

REAR GARDEN

The rear garden is enclosed by high wooden fencing. Providing a wonderful low maintenance outside space, there is a paved patio immediately from the rear of the house leading to an artificial lawn with wooden sleeper border. There is an outside tap, outside light and gate leading to the drive and garage.

GARAGE

17'0" x 8'6"

Located to the side of the property with a block brick drive to the front. There is an up and over door to the rear, a pedestrian door to the front, power, light and storage in the eaves.

AGENTS NOTE

There is historic (April 2016) acceptance to convert the garage, reference number BR/16/03588/BN.

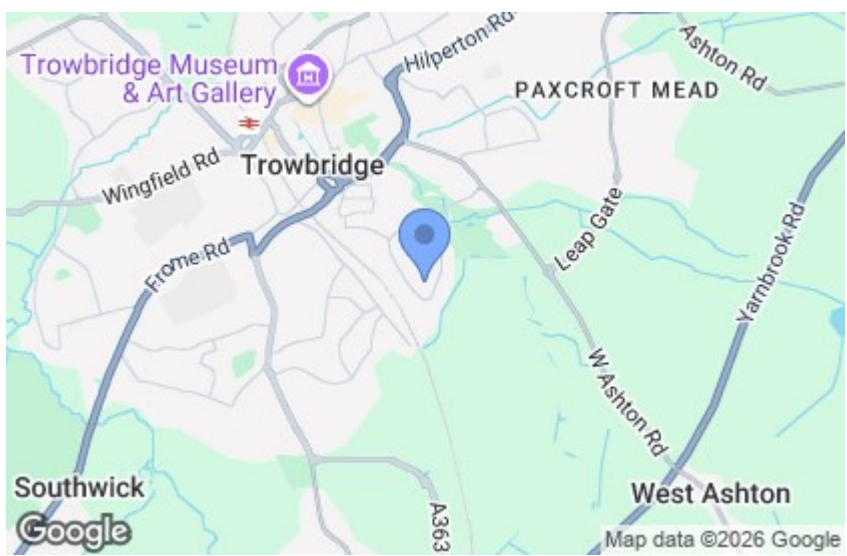
ADDITIONAL INFORMATION

Council Tax Band - C

EPC - in process

There is an annual charge for the upkeep of the estate payable to Mandeville Property Management. This has been paid for the year (Sept 2025 - August 2026) at a cost of £165.19.

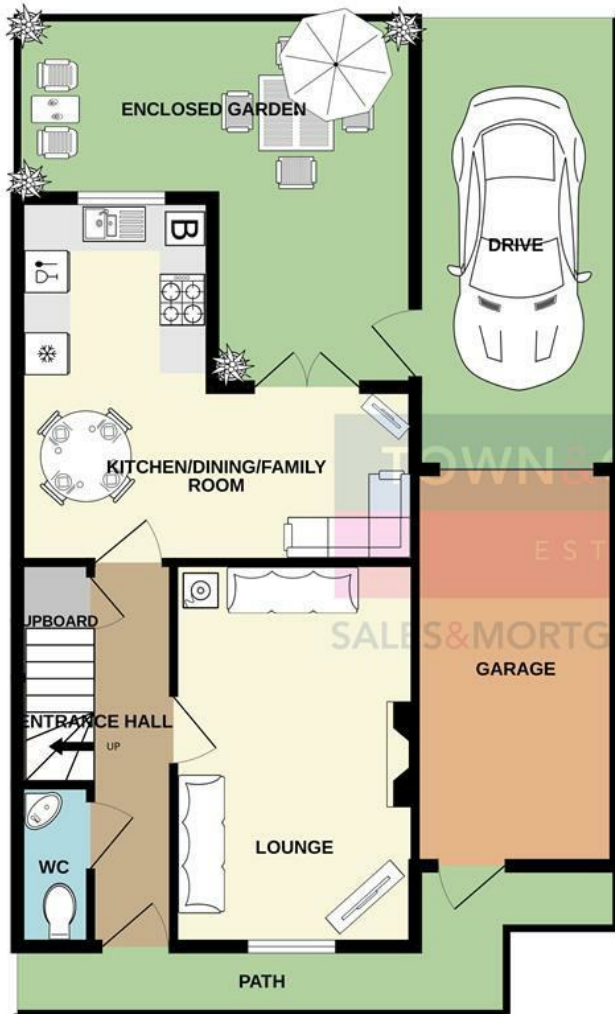
We understand this can be taken over by Wiltshire Council for £54.



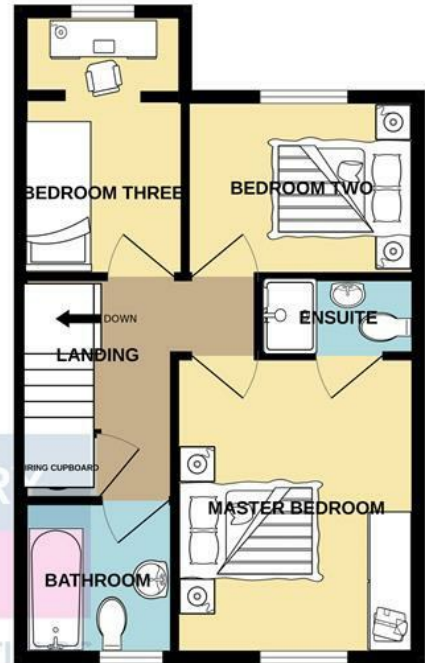




GROUND FLOOR



1ST FLOOR

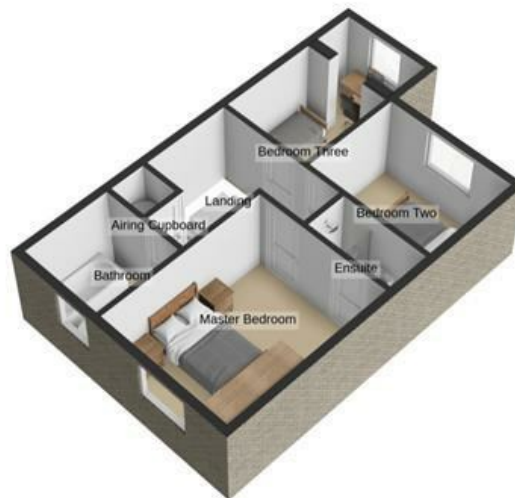


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground floor
624 sq.ft. (58.0 sq.m.) approx.



1st floor
438 sq.ft. (40.7 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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