



Connells

Barons Crescent
TROWBRIDGE



Property Description

Nestled in a highly sought after location, this Impressive Four Bedroom Double Fronted Detached Home offers spacious living throughout, combining both elegance and practicality. Perfectly styled throughout & suited for modern family life, the property boasts generous accommodation, beautiful gardens, and parking.

Spacious Living Areas: A bright and airy lounge with large windows, offering a perfect space for relaxation. A separate dining room provides the ideal setting for family gatherings and entertaining guests.

Fully Equipped Kitchen: The well-appointed kitchen comes with a range of integrated appliances and plenty of storage, making it a functional hub for day-to-day living.

Four Generously Sized Bedrooms: The master bedroom benefits from an en-suite shower room, while the remaining three bedrooms are all spacious, offering flexibility for home offices or guest rooms.

Family Bathroom: A modern family bathroom with stylish finishes serves the three additional bedrooms.

Beautiful Gardens: The front and rear gardens are well-maintained and provide plenty of outdoor space for children to play or for enjoying the sunshine with family and friends. A private patio area to the rear offers a perfect spot for al-fresco dining, with an

abundance of trees offering privacy & seclusion.

Driveway & Garage: A spacious driveway provides parking to the front of the single garage.

Entrance Hall

Door to front aspect. Stairs rising to galleried landing on first floor. Understairs storage cupboard. Radiator. Doors to Lounge, Dining Room, Kitchen & Cloakroom.

Lounge

20' 1" max x 10' 9" max (6.12m max x 3.28m max)

Dual aspect room with double glazed window to front aspect & double glazed french doors to rear, leading out to garden. Fire place with wood burner. TV point. Two radiators.

Dining Room

11' 4" max x 7' 3" max (3.45m max x 2.21m max)

Double glazed window to front aspect. Radiator.

Kitchen / Breakfast Room

Double glazed window to rear aspect. Comprising a modern range of wall, base and drawer units, work surfaces over & part tiled walls. Inset one and half bowl sink and drainer unit. Built in electric oven and inset gas hob with extractor over. Integrated fridge freezer & dishwasher. Wood laminate flooring. Radiator. Door to Utility Room.

Utility Room

7' max x 5' 6" max (2.13m max x 1.68m max)

Double glazed door to rear aspect, leading out to garden. Comprising wall and base units with work surfaces and part tiled walls. Inset sink and drainer. Integrated washing machine. Cupboard housing gas fired combi boiler serving heating & hot water system. Radiator. Wood laminate flooring.

Cloakroom

Suite comprising low level wc & wash hand basin. Part tiled walls. Extractor fan. Radiator.

First Floor Landing

With stairs rising from entrance hall upto galleried landing with wooden banisters & balustrades. Double glazed window to front aspect. Loft access - with pulldown ladder & light. Airing cupboard. Doors to Bedrooms & Family Bathroom.

Master Bedroom

11' 9" max x 11' 1" max (3.58m max x 3.38m max)

Double glazed window to rear aspect. Range of fitted furniture with cupboards, drawers & bedside cabinets. Radiator. Door to En Suite.

En Suite

Obscure double glazed window to rear. Recently updated en suite comprising walk in shower cubicle, wash hand basin & low level wc. Extractor fan. Heated towel rail. Tiled walls.

Bedroom Two

11' 6" max x 9' 7" max (3.51m max x 2.92m max)

Double glazed window to front aspect. Radiator. TV point.

Bedroom Three

10' 1" max x 8' 4" max (3.07m max x 2.54m max)

Double glazed window to rear aspect. Radiator. TV point.

Bedroom Four

7' 9" max x 7' 7" max (2.36m max x 2.31m max)

Double glazed window to the front aspect. TV point. Radiator.

Family Bathroom

Obscure double glazed window to the rear. Suite comprising panel enclosed bath with wall mounted shower over, pedestal wash hand basin and low level wc. Part tiled walls.

Front Garden

Newly landscaped & updated with paved path with clay edgers & remaining laid to gravel. Path to front door. Gated access to the side / rear.

Rear Garden

Good size south west facing enclosed garden offering privacy & seclusion as not overlooked, Mainly laid to lawn with paved patio area. Gated side access to the front. Outside tap. Trees bordering garden belong to Trowbridge Lodge Park and they maintain them. Garden shed.

Single Garage

Single up and over door. Useful roof storage space. Power & light. Outside double socket. Driveway parking to the front.

Agents Note

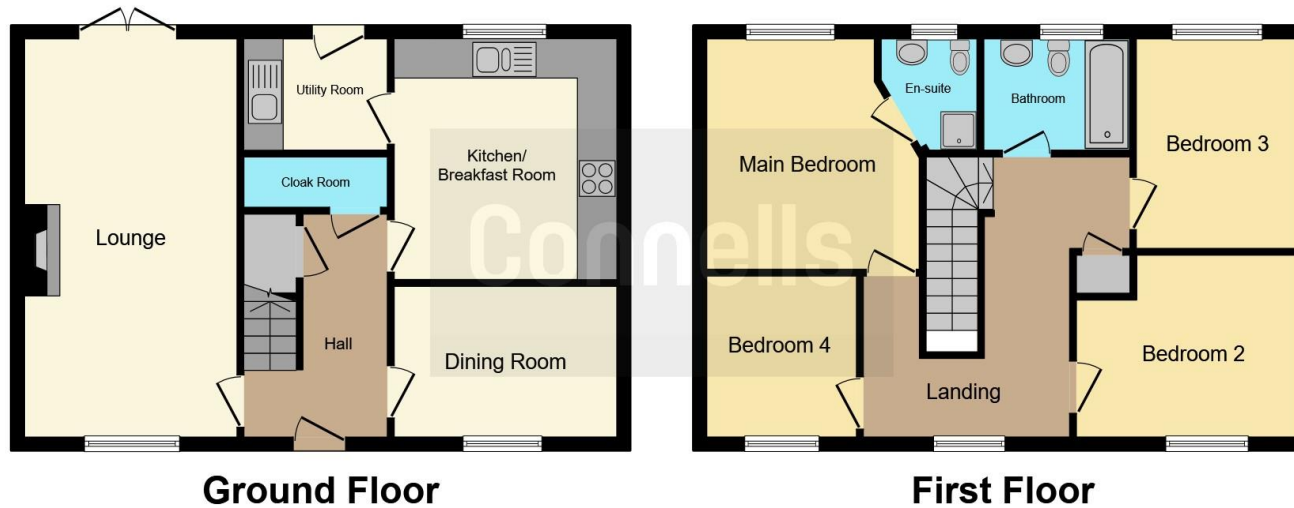
The property has a Nuair ventilation system fitted throughout which prevents condensation build up.

Hive heating control system - accessible on both floors and can be adjusted separately.









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

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: C Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307609



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWB307609 - 0006