

**TOWN & COUNTRY**  
ESTATES



**Walnut Grove, Trowbridge, Wiltshire BA14 0HR**

**Offers In Excess Of £250,000**

## LOCATION

The ever popular College Road development has mass buyer appeal with its convenient location for Schools, Trowbridge College, bus routes, local shops, post office and Aldi, making this area is popular with families, first time buyers and those later in life. Trowbridge town centre is also within easy reach, with its shopping facilities, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond

## DESCRIPTION

**NO ONWARD CHAIN** - This is a good size three bedroom home in a well regarded part of Trowbridge, close to schools, shops and many amenities. On the first floor of this fantastic family home you will find an entrance hall, downstairs cloakroom, lounge and kitchen/diner. On the first floor there are three good size bedrooms, the shower room and an additional W.C. External the property benefits from an enclosed front garden and a large enclosed private rear garden.

## ENTRANCE HALL

The property is entered through a composite front door into the entrance hall. In the entrance hall there are doors to the cloakroom, kitchen/diner and living room. There are also stairs to the first floor landing.

## CLOAKROOM

The newly installed downstairs cloakroom has a UPVC double glazed window, close couple W.C and a wash hand basin inset into a vanity unit.

## LOUNGE

17'9" x 12'3"

The lounge has a UPVC double glazed window, radiator, feature fire place, door to the kitchen/diner and UPVC French doors to the rear garden.

## KITCHEN/DINER

The spacious kitchen/diner has a UPVC double glazed window, an obscured UPVC double glazed door to the rear, storage cupboard, a matching range of wall, base and drawer units with laminate work surfaces, inset stainless steel sink, inset electric hob with extractor over, built in electric oven, space for washing machine and space for fridge freezer.

## FIRST FLOOR LANDING

On the first floor landing there is a UPVC double glazed window and doors to all rooms.

## BEDROOM ONE

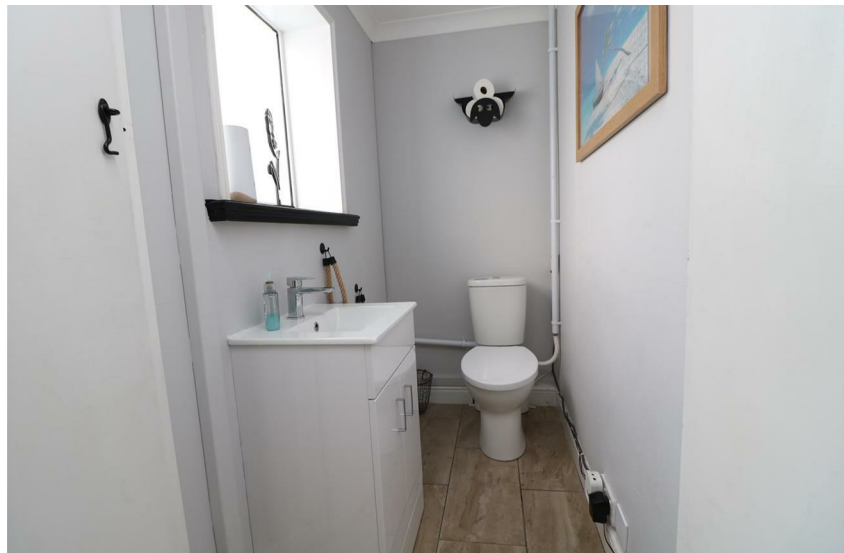
12'4" x 10'0"

Bedroom one has a UPVC double glazed window, radiator and large built in wardrobes.

## BEDROOM TWO

11'6" x 9'6"

Bedroom two has a UPVC double glazed window, radiator and storage cupboards



## BEDROOM THREE

9'2" x 7'5"

Bedroom three has a UPVC double glazed window and radiator.

## W.C

The separate W.C has a UPVC double glazed window, close coupled W.C and a wash hand basin.

## SHOWER ROOM

In the shower room you will find an obscured UPVC double glazed window, heated towel rail, a large walk in shower enclosure with mains rainfall shower, wash hand basin with vanity unit and a hidden cistern W.C,

## EXTERIOR

### FRONT

To the front of the property is an enclosed front garden enclosed by a dwarf wall.

### REAR GARDEN

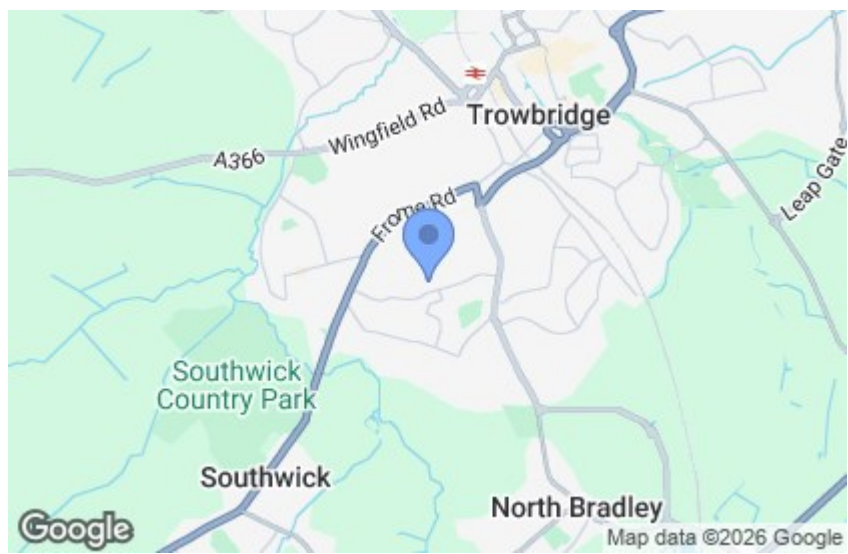
The private and enclosed rear garden has a large deck entertaining area leading to lawn, an additional seating area and water feature to the bottom of the garden, a storage shed, an outside tap, power socket and gated access to the rear.

## ADDITION INFORMATION

Council tax band B

New UPVC double glazed windows in the lounge, bedroom one and bedroom two in 2025.

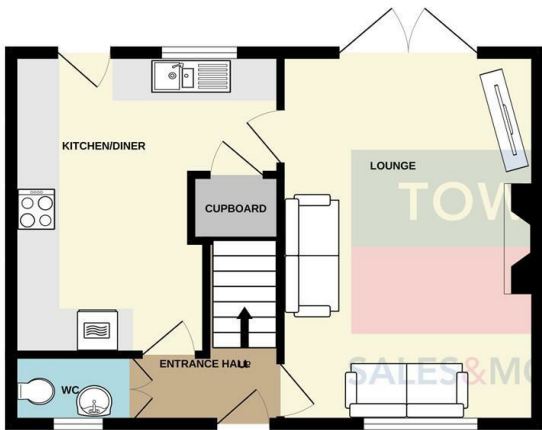
New gas combination boiler in January 2025



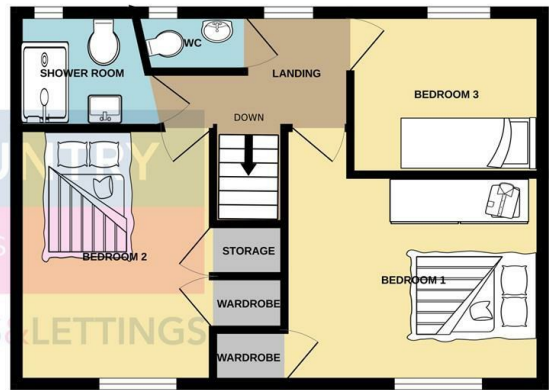




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



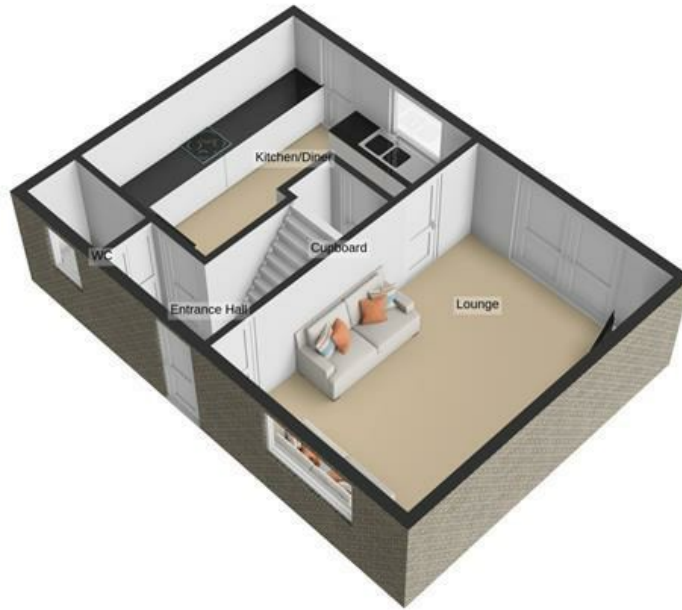
1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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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