



**Wrights**  
Residential

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01225 755553

Runnymede Gardens, Trowbridge, Wiltshire, BA14 0FN

Offers in the region of  
£343,000

## Key Features & Upgrades:

- Laminate flooring installed in the living room and throughout the first floor
- Durable vinyl flooring in the hallway
- Elegant solid oak staircase with stainless steel handrails and integrated sensor lighting
- Hallway and staircase walls finished with a stain- and scratch-resistant cement-based coating
- Enhanced tiling throughout: mosaic tiles above kitchen worktops and hob, additional tiling in bathrooms and en-suite
- Partially boarded attic with aluminium loft ladder and wall-mounted storage shelves
- Extended patio and landscaped garden, including a built-in flowerbed
- Purpose-built garden shed for extra storage
- Additional shelving and small attic space in the garage
- Entire home repainted to a high standard, including skirting boards, door frames, and trim



**Three bedroom semi detached property**

**Downstairs Cloakroom**

**Kitchen/Diner**

**En-suite shower room**

**Generous and well maintained rear garden**

**Garage**  
**Driveway parking for two vehicles**  
**Desirable cul-de-sac location**  
**Situated within the popular Holbrook Park area**  
**No onward chain**



## **Situation**

This beautifully maintained three bedroom home was built in 2016 by Newland Homes and has since been enhanced to a high standard with a number of carefully considered upgrades and premium finishes.

Situated on the desirable Runnymede Gardens, within the Holbrook Park area of Trowbridge the property offers many features include a spacious kitchen/diner, downstairs cloakroom, en-suite to the master bedroom, a generous and well maintained rear garden, garage and driveway parking.

No further investment is required - this home is ready for immediate occupancy.

Sold with the benefit of no onward chain.

## **The property comprises**

### **Ground Floor**

#### **Entrance Hall**

With composite front door, radiator and stairs to the first floor.

#### **Cloakroom**

With tiled flooring, white suite comprising close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

### **Kitchen/Diner 11' 8" x 16' 7" (3.55m x 5.05m) max**

With tiled flooring, a range of eye level and base units, worktops with tiled splash back, integrated eye level double oven, five ring gas hob with extractor hood over, space for fridge/freezer and washing machine, cupboard housing Ideal gas boiler, storage cupboard under the stairs, inset ceiling spotlights and PVCu double glazed windows to the front and side. Double doors open into...

### **Lounge 15' 11" x 11' 3" (4.84m x 3.43m)**

With wood laminate flooring, two radiators and PVCu french doors opening onto the rear garden.

### **First Floor**

#### **Landing**

With wood laminate flooring, linen cupboard and loft hatch (the loft is part borded with a pull down ladder).

### **Bedroom 1 12' 8" x 10' 10" (3.85m x 3.30m) max**

With wood laminate flooring, radiator, built in wardrobe and PVCu double glazed window to the front.

#### **En-suite**

With tiled flooring, white suite comprising shower enclosure with electric shower, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

**Bedroom 2 9' 3" x 9' 6" (2.81m x 2.90m)**

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

**Bedroom 3 6' 3" x 9' 6" (1.91m x 2.90m)**

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

**Bathroom**

With tiled flooring, white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed to the side.

**Externally****To the front and side**

Path to the front door next to an area laid to gravel. Driveway parking for two vehicles in front of the garage. Gated access to the rear garden.

**Garage 9' 2" x 17' 1" (2.79m x 5.21m)**

With power, light, eaves storage, up and over door to the front and side door to the garden.

**To the rear**

The generous enclosed rear garden offers a patio seating area, a spacious area laid to lawn and an area laid to gravel with a raised border. There is also a garden shed, a side door into the garage and a gate providing access to the front of the property.

**Fixtures & Appliances:**

The home is equipped with high-quality kitchen appliances from renowned brands such as Neff, Samsung, and Bosch. Additional bathroom and kitchen fittings - including chrome fixtures, glass cabinets, and designer lighting - have been sourced primarily from Leekes and are of excellent quality.

**Optional Furnishing**

Nearly all of the furniture within this property is available for sale by separate negotiation. The property can be sold fully furnished with matching, high quality furniture and all appliances, subject to separate negotiation.

**Tenure**

The property is sold as Freehold.

**Council tax**

The property is in council tax band C.

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

**Broadband**

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

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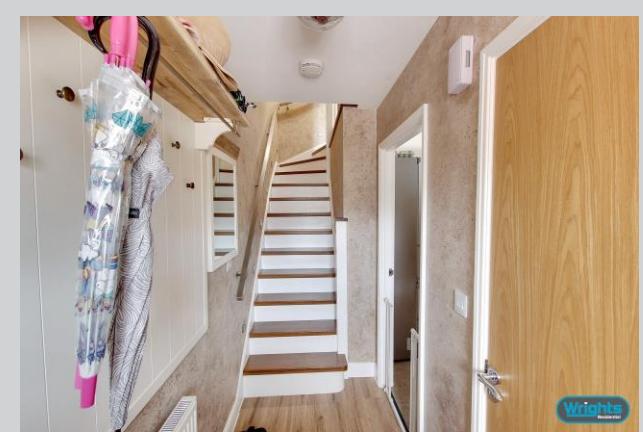
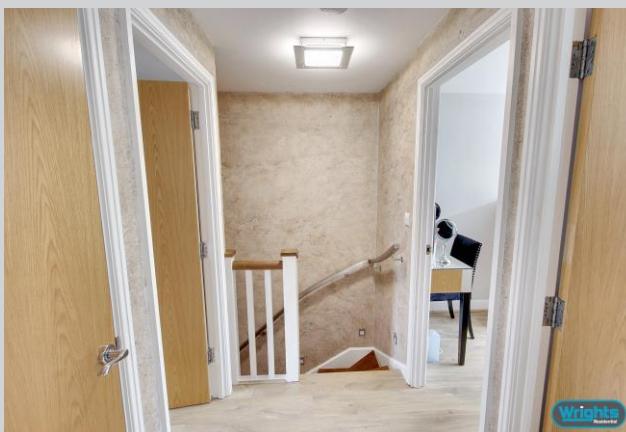
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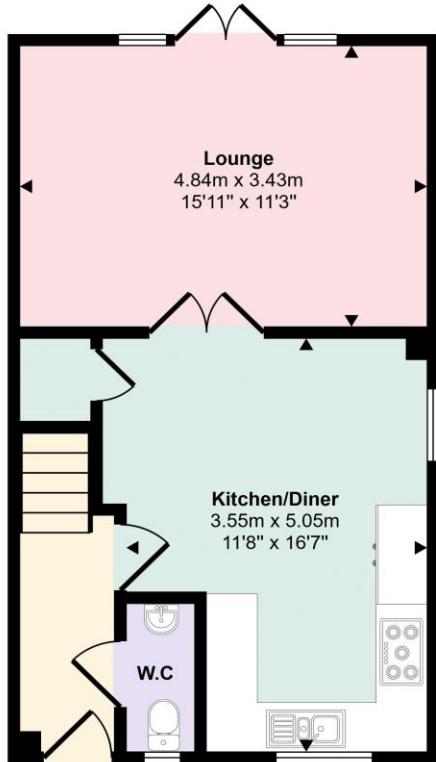


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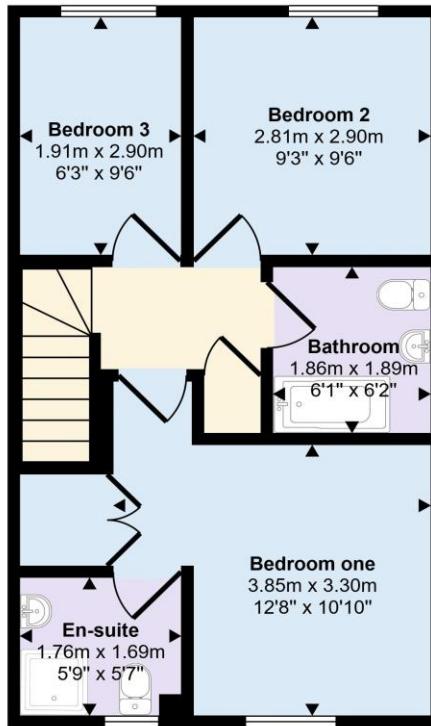
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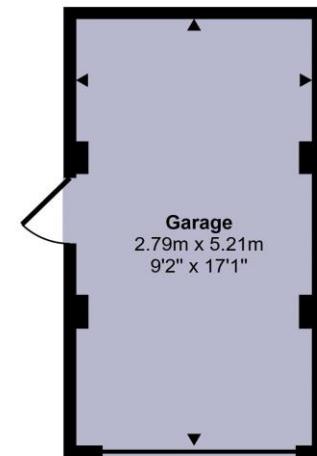
Approx Gross Internal Area  
98 sq m / 1050 sq ft



Ground Floor  
Approx 42 sq m / 449 sq ft

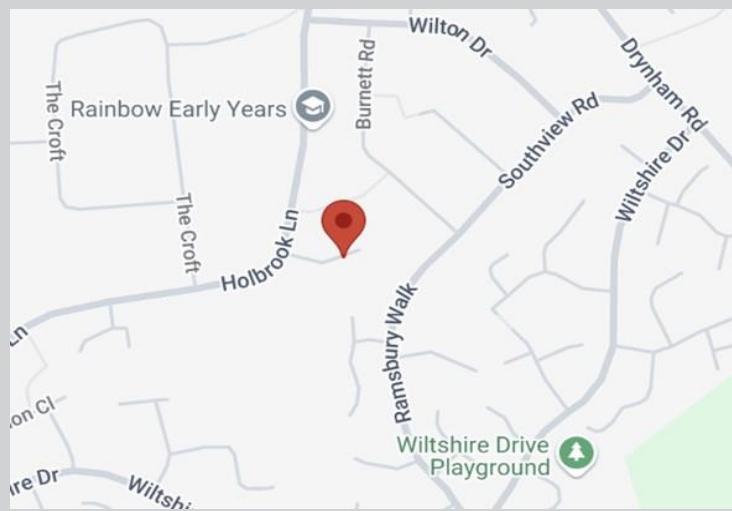


First Floor  
Approx 41 sq m / 444 sq ft



Garage  
Approx 15 sq m / 157 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

#### Disclaimer

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER  
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The logo for Wright Residential. The word "Wright" is written in a bold, black, sans-serif font, with the "W" being significantly larger than the other letters. A thin horizontal line extends from the right side of the "t" to the left side of the "s". Below "Wright", the word "Residential" is written in a smaller, regular black font.