



Wrights
01225 755553

Staddlecote Place, Trowbridge, Wiltshire, BA14 9FA

£350,000

This modern and spacious three bedroom semi-detached home is conveniently situated close to Trowbridge town centre, railway station, a popular local nursery and a selection of primary and secondary schools, with a bus stop directly opposite the property.

The well proportioned accommodation includes a generous kitchen/diner, separate lounge, utility room, three bedrooms with an en-suite to the main bedroom, and a family bathroom.

Further benefits include an enclosed rear garden, garage and off-road parking, making this an ideal family home.



**Modern three bedroom
semi-detached home**

**Spacious and well
presented
accommodation**

Generous kitchen/diner

Separate lounge

Useful utility room

Situation

The property is conveniently situated close to many local amenities including a popular local nursery, a choice of Primary and Secondary schools and Trowbridge railway station, with a bus stop situated directly opposite the property. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

**Main bedroom with en-
suite**

Enclosed rear garden

**Garage and off road
parking**

**Close to local primary
and secondary schools**

**Convenient for
Trowbridge town centre
and railway station**



The property comprises

Ground Floor

Entrance Hall

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

Cloakroom

With white suite comprising W.C and hand basin with vanity unit under, heated towel rail, extractor fan, inset ceiling spotlight and obscured double glazed window to the front.

Lounge

9' 1" x 16' 10" (2.78m x 5.13m) max

With two radiators, double glazed window to the side and french doors opening onto the rear garden.

Kitchen/Diner

9' 2" x 21' 5" (2.80m x 6.54m)

With a range of eye level and base units, worktops with upstands, integrated eye level double electric oven, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, one and a half bowl sink and drainer unit, radiator, large built in storage cupboard, inset ceiling spotlights and double glazed windows to the front and rear.

Utility room

With base unit, water softener, space for washing machine, worktop with upstand, sink and drainer unit, inset ceiling spotlight, extractor fan and door to the rear garden.

First Floor

Landing

With radiator, double glazed windows to the front and rear, and linen cupboard with additional radiator.

Bedroom 1

9' 2" x 11' 4" (2.79m x 3.46m) plus wardrobe

With built in wardrobe, radiator and PVCu double glazed window to the rear.

En-suite

With white suite comprising shower enclosure with mains shower, W.C and hand basin, heated towel rail, inset ceiling spotlights, extractor fan and obscured double glazed window to the front.

Bedroom 2

8' 5" x 10' 10" (2.57m x 3.29m)

With radiator and double glazed window to the rear.

Bedroom 3

8' 6" x 9' 11" (2.58m x 3.02m)

With radiator and double glazed window to the front.

Family Bathroom

With white suite comprising bath with mains shower over, W.C and hand basin, heated towel rail, inset ceiling spotlights, extractor fan and obscured double glazed window to the front.

Externally

To the front

The property is approached via a paved pathway through an attractive, low-maintenance front garden, featuring gravelled areas and a variety of established plants, shrubs and a mature tree. The garden is enclosed by an attractive stone boundary wall, with gated pedestrian access leading to the front entrance and side access to the rear garden.

Rear Garden

The enclosed rear garden is mainly laid to lawn with an attractive paved patio providing space for outdoor seating and entertaining. The garden features raised planted borders with a variety of established shrubs and plants, together with further mature planting around the boundaries. A paved pathway leads to gated side access, while an additional gate provides direct access to the garage and parking area to the rear.

Garage and Parking

21' 1" x 10' 8" (6.42m x 3.24m)

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

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

Energy Performance

The EPC rating is B (86), with a potential for A (96).

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

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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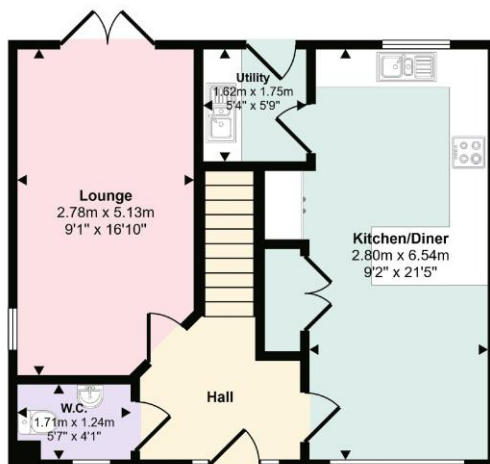


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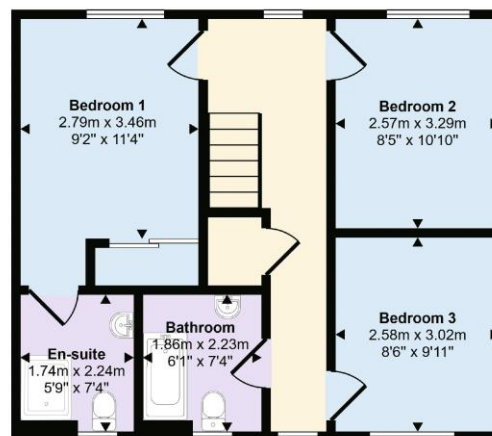
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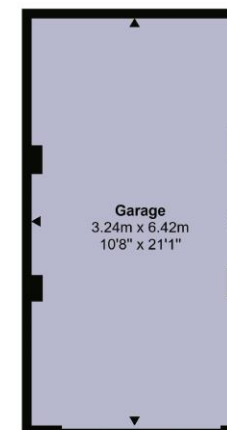
Approx Gross Internal Area
118 sq m / 1269 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft



First Floor
Approx 49 sq m / 527 sq ft



Garage
Approx 21 sq m / 224 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.

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