



West Street, TROWBRIDGE BA14 0AH

welcome to

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Welcome to West Street, this charming three-bedroom semi-detached home in Trowbridge, offers spacious and flexible accommodation arranged over three floors. The property boasts space internally, externally with beautiful original features.

Ground Floor

Entrance Hall

Welcoming you to the front of the property, the entrance hall features a staircase leading to the first floor. This inviting space includes a front entrance door, a radiator for warmth on arrival, and stunning original tiled flooring, adding charm and character to the approach.

Living Room

12' 4" max x 10' 1" max (3.76m max x 3.07m max)

A spacious and characterful living room positioned at the front of the property, featuring a large double-glazed window, TV point, open fireplace, and radiator. An elegant archway connects this room to the dining area, creating a beautiful sense of flow throughout the ground floor.

Dining Room

14' 10" max x 10' 6" max (4.52m max x 3.20m max)

A generously sized and separate dining room featuring rear doors that open to the garden, an understairs storage cupboard, and beautiful wooden flooring. Original wooden doors add character, while two radiators ensure this space remains warm and inviting.

Kitchen

11' 8" max x 7' max (3.56m max x 2.13m max)

A stylish, well-appointed kitchen featuring two double-glazed windows to the side, a range of wall and base units topped with solid oak countertops, and a ceramic sink with drainer. There is an integrated dishwasher and a gas cooker with a five-ring hob, complemented by space for a fridge/freezer. The room is finished with attractive wooden flooring and houses the boiler.

Utility Room

A separate utility room with access to the cloakroom WC, double-glazed windows to the rear and side, offering lovely views over the garden. A door provides direct access to the outdoor space, while practical features include plumbing for a washing machine and a convenient countertop for everyday tasks.

Cloakroom

A handy ground floor cloakroom featuring an exposed brick wall and a double-glazed frosted window to the rear. Complete with WC, wash hand basin, radiator, and loft access, this space combines functionality with a touch of character.





First Floor

Landing

A bright and spacious landing connecting all first-floor rooms, complete with a radiator for comfort. Stairs lead up to the second-floor loft room, creating a practical and flowing layout throughout the upper floors.

Master Bedroom

13' 7" max x 12' 6" max (4.14m max x 3.81m max)

A generously sized master bedroom positioned at the front of the property, featuring two large double-glazed windows that flood the space with natural light. A radiator ensures year-round comfort, while stylish wall panelling adds a touch of elegance and character.

Bedroom Two

14' max x 8' 3" max (4.27m max x 2.51m max)

A spacious double bedroom located at the rear of the property, featuring a large double-glazed window that frames garden views and a radiator for comfort. This bright and airy room offers plenty of space for furnishings, making it an ideal retreat.

Bathroom

A large and beautifully appointed family bathroom featuring a double-glazed frosted window to the rear. The suite includes a WC, wash hand basin with storage drawers below, a luxurious corner bathtub, and a separate shower cubicle for added convenience. Additional features include an airing cupboard, heated towel radiator, and elegant wooden flooring, creating a stylish and practical space for the whole family.



Second Floor

Loft Room/ Bedroom Three

12' 1" max x 9' 10" max (3.68m max x 3.00m max)

Spacious second-floor bedroom/loft room featuring a rear-facing double-glazed window, eaves storage, a built-in storage cupboard, and a radiator for added comfort.

Outside

Gardens

Front - Attractive front garden area with a paved pathway leading to the entrance, complemented by a decorative tiled doorstep and a charming brick façade. The space is enclosed by a metal fence for added privacy and features side access for convenience. Accented with flower boxes and potted plants, this welcoming approach adds character and curb appeal to the property.

Rear - Generous, sectioned rear garden offering excellent outdoor living space. Features include side access, a large patio ideal for multiple seating areas, a brick-built raised planting border, and a spacious lawn. Additional highlights include a wood-chipped planting area and a substantial brick-built workshop/shed at the far end, complete with an extra seating area, perfect for relaxation or entertaining.



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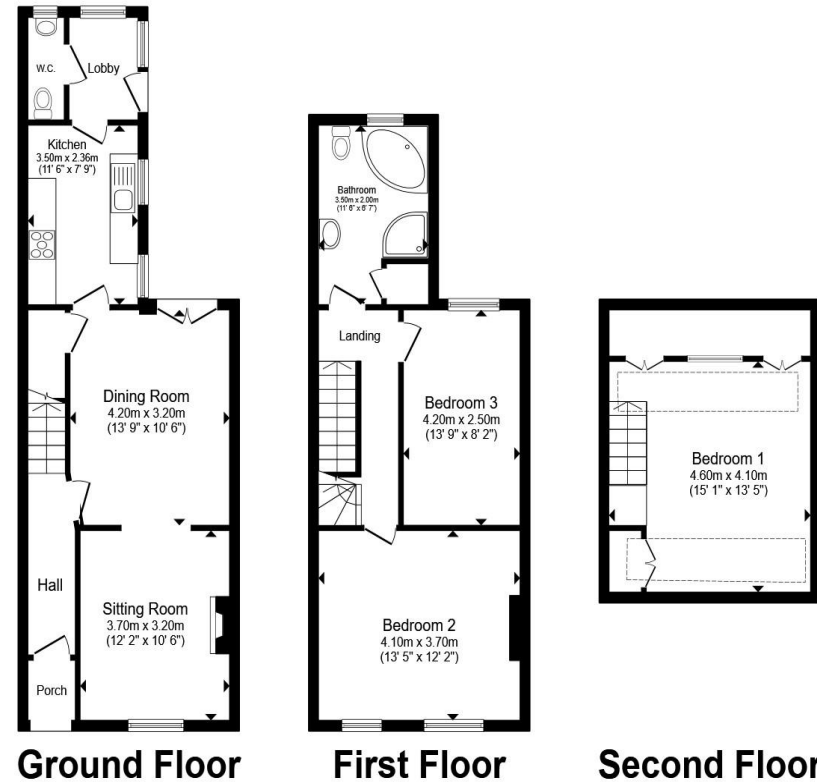
West Street, TROWBRIDGE

- Three Bedroom Semi-Detached House
- Flexible & Spacious Inside & Out
- Utility Room & Cloakroom WC
- Character Features
- Long Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£320,000



Total floor area 110.8 m² (1,193 sq.ft.) approx

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.propertybox.io

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Property Ref:
WST107707 - 0003

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 allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



allenandharris.co.uk