



Wrights
01225 755553

Alderton Way, Trowbridge, Wiltshire, BA14 0UH

£249,950

Situation

The property is situated in a quiet cul-de-sac, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station.

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.



Deceptively spacious
two bedroom property
Ground floor extension
Two reception rooms
Wood burning stove
Kitchen/Breakfast Room
Two well proportioned
bedrooms

Large enclosed rear
garden
Allocated parking space
Popular cul-de-sac
location
Vendor suited



Situated within a popular cul-de-sac in the Wiltshire Drive area of Trowbridge, this spacious home benefits from a ground floor extension and offers a large, private enclosed rear garden.

The property features two generous reception rooms, a kitchen/breakfast room, two well-proportioned bedrooms and a family bathroom, with the addition of a wood burning stove within one of the reception rooms. Externally, the generous rear garden is a particular feature, providing a private and versatile outdoor space.

The property also benefits from an allocated parking space. An ideal home for a range of buyers seeking a well-located property within an established residential area.

Vendor suited.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door and tiled flooring.

Kitchen/Breakfast Room 9' 11" x 11' 1" (3.02m x 3.38m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink unit, integrated double oven and ceramic hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu door to the rear garden.

Dining Room 14' 1" x 9' 9" (4.30m x 2.96m)

With stairs to the first floor and PVCu double glazed window to the rear.

Lounge 12' 2" x 12' 0" (3.72m x 3.66m)

With wood burning stove and PVCu double glazed window and door to the rear garden.

First Floor

Landing

With doors to both bedrooms and the bathroom.

Bedroom 1 10' 9" x 11' 4" (3.28m x 3.46m)

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

Bedroom 2 7' 8" x 9' 1" (2.34m x 2.77m)

With PVCu double glazed window to the rear.

Bathroom

With tiled flooring, white suite comprising bath with electric shower over, W.C and pedestal hand basin, fully tiled walls and obscured PVCu double glazed window to the front.

Externally

The property benefits from a particularly generous and well established enclosed rear garden, offering a good degree of privacy. The garden is mainly laid to lawn with paved pathways providing access throughout. A timber pergola creates an attractive seating and entertaining area, with a raised brick pond feature forming a central focal point. There are a number of planted borders, mature shrubs and trees, together with raised vegetable beds,

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a wood burning stove in the lounge. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps



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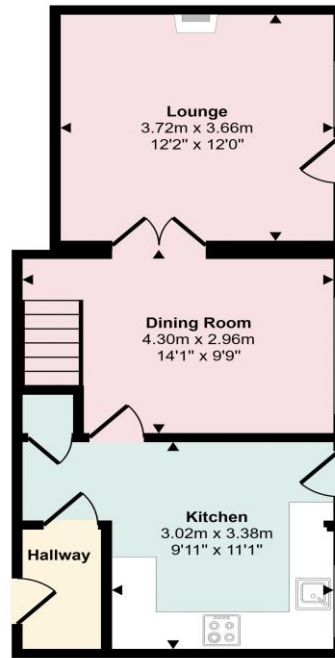


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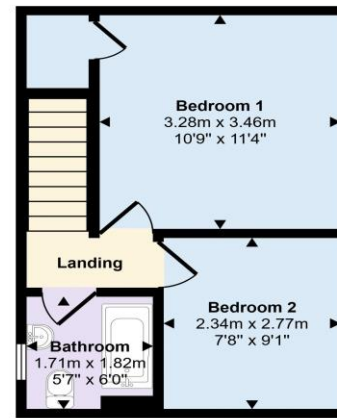
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Approx Gross Internal Area
69 sq m / 738 sq ft

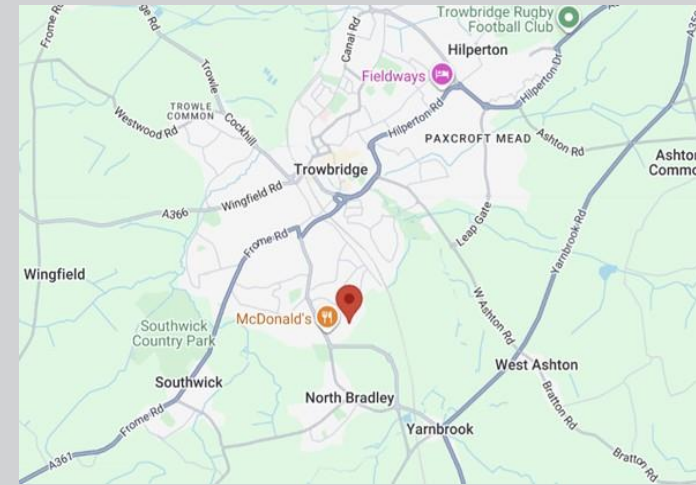


Ground Floor
Approx 42 sq m / 448 sq ft



First Floor
Approx 27 sq m / 291 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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Disclaimer

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: 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 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 had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.