



**Wrights**  
01225 755553

Berkeley Road, Trowbridge, Wiltshire, BA14 9DX

£289,950

Situated in a highly desirable location on the Wingfield side of Trowbridge, this spacious three bedroom semi detached property is conveniently positioned within easy reach of well regarded Primary and Secondary schools, as well as Trowbridge town centre.

Offered for sale with no onward chain, the property provides well proportioned accommodation throughout together with excellent potential to update and personalise. On the ground floor the accommodation comprises entrance hall, spacious lounge with sliding doors opening into the dining room, a bespoke hand made kitchen, utility room, downstairs cloakroom and an integrated garage. Upstairs there are three bedrooms and a family bathroom.

Externally, the property benefits from driveway parking to the front leading to the garage, together with a generous enclosed rear garden.

#### Situation

The property is situated on a desirable cul-de-sac within the sought after Broadmead estate, 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.



**Three bedroom semi detached property**

**Highly desirable cul-de-sac location**

**Spacious lounge with sliding doors to dining room**

**Fitted kitchen and separate utility room**

**Downstairs cloakroom**

**Integrated garage**

**Generous enclosed rear garden**

**Driveway parking**

**Close to well regarded schools and town centre**

**No onward chain**



## The property comprises

### Entrance Porch

With metal front door, tiled flooring and PVCu double glazed window to the front.

### Hallway

With PVCu front door and stairs to the first floor with storage cupboard under.

### Lounge 10' 11" x 14' 6" (3.32m x 4.41m) max

With electric fire and PVCu double glazed window to the front. Sliding doors opening into the Dining Room.

### Dining Room 8' 8" x 8' 0" (2.64m x 2.45m)

With PVCu double glazed window to the rear.

### Kitchen 7' 7" x 8' 10" (2.31m x 2.68m)

With a range of handcrafted, bespoke solid maple wood eye level and base units, worktops with tiled splash backs, freestanding cooker with electric double oven and hob, extractor hood over, fridge, inset sink and drainer unit, built in storage cupboard, cupboard housing warm air heating system and PVCu double glazed window to the rear.

### Utility room

With space for washing machine, tumble dryer and freezer, PVCu double glazed windows to the side and rear and metal door to the garden.

### Cloakroom

With low level W.C, electric heater and obscured PVCu double glazed window to the side.

### First Floor

### Landing

With linen cupboard, loft hatch and PVCu double glazed window to the side.

### Bedroom 1 9' 7" x 11' 10" (2.91m x 3.61m)

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

### Bedroom 2 9' 7" x 9' 0" (2.93m x 2.75m)

With airing cupboard housing hot water cylinder, built in wardrobe and PVCu double glazed window to the rear.

### Bedroom 3 6' 11" x 7' 11" (2.10m x 2.42m)

With PVCu double glazed window to the front.

### Shower Room

With suite comprising large shower enclosure with electric shower, close coupled W.C and pedestal hand basin, electric heater, ceiling extractor fan and obscured PVCu double glazed window to the rear.

### Externally

#### To the front

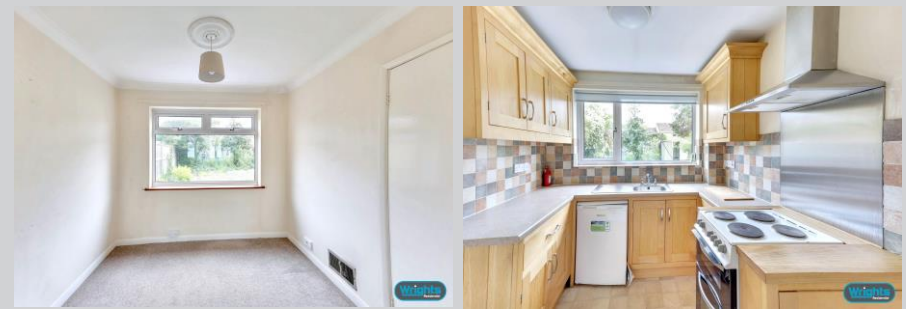
A driveway to the front of the property provides off road parking and leads to the attached garage. The remainder of the front is laid to decorative gravel for ease of maintenance with mature hedging to the boundary, whilst a covered entrance porch provides access to the property. A side pathway and gate lead to the rear garden.

#### Garage

With up and over door to the front, power, light and internal door to the Utility Room.

#### To the rear

The rear garden is fully enclosed and designed for ease of maintenance, featuring a combination of paved patio areas, decorative gravel and established planted borders with a variety of mature shrubs and trees. Offering excellent potential for landscaping, the garden provides a good amount of outdoor space together with a useful storage shed and gated side access



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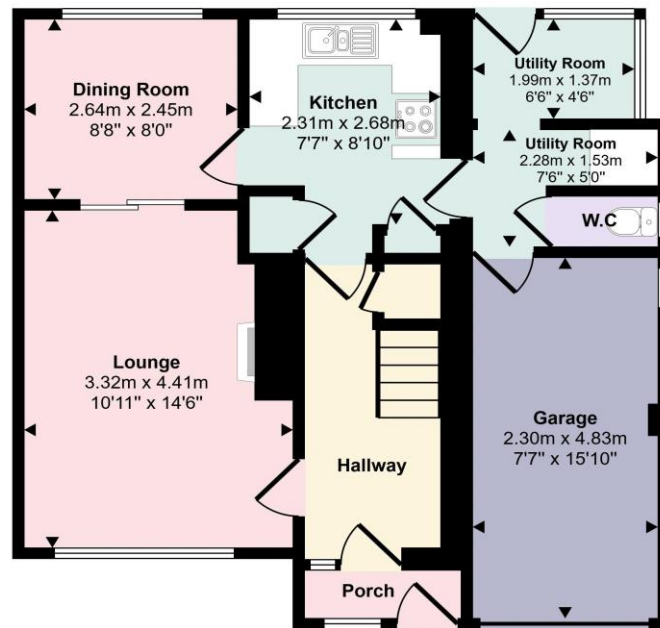


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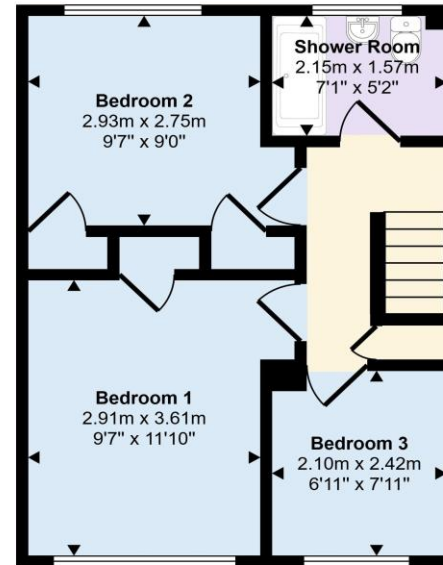
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Approx Gross Internal Area  
96 sq m / 1031 sq ft

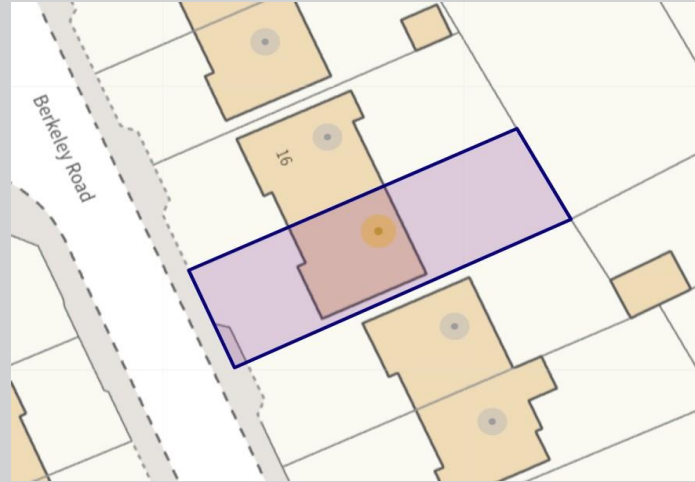


Ground Floor  
Approx 59 sq m / 635 sq ft



First Floor  
Approx 37 sq m / 396 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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