



Connells

Beatrice Way
TROWBRIDGE



Property Description

Impressive Six Bedroom Family Home on the Highly Sought-After Beatrice Way.

Situated on the highly sought-after Beatrice Way, this exceptional detached executive home offers almost 2,700 sq ft (249.5 sq m) of versatile accommodation, perfectly suited to modern family living.

Occupying a generous plot, the property enjoys excellent kerb appeal with an attractive double-fronted facade, extensive driveway parking and an integral single garage.

The welcoming entrance hall leads to a spacious dual-aspect living room with feature fireplace, a dedicated study, and an impressive open-plan kitchen/breakfast room with adjoining utility room. The conservatory overlooks the rear garden and provides additional reception space, ideal for both everyday living and entertaining.

The ground floor also offers a sixth double bedroom, currently utilised as a second study/home office, providing excellent flexibility for those working from home, accommodating guests or multi-generational living.

Upstairs are five generous double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the private rear garden features a generous lawn, patio and dedicated seating area currently housing a hot tub. Beyond the main garden is an additional wooded area with private access to a brook, adding to the attractive outdoor space.

Entrance

Door to front aspect. Stairs rising to first floor. Doors to Cloakroom, Kitchen, Study & Lounge.

Cloakroom

Suite comprising low level wc & wash hand basin with tiled splashback.

Kitchen / Dining Room

Windows to front & rear. Door to Utility Room. French doors out to Conservatory. Comprising a comprehensive range of wall, base & drawer units with work surface over and splashback tiling, Inset sink and drainer. Wall mounted gas fired boiler serving heating and hot water system. Built in range style cooker with canopy over. Space for appliances. Breakfast bar peninsula providing seating area. Doors back to Entrance Hall.

Utility Room

Windows to three sides and doors front & rear. Range of storage units. Base unit with work surface over. Inset sink and drainer. Space for appliances.

Lounge

Windows & french doors out to Conservatory.

Bi-fold doors to Family Room. Fire place.
Door to Entrance Hall.

Family Room

Windows to front and side aspects.

Conservatory

Generous P shaped conservatory with windows & doors overlooking and leading to rear garden. French doors back to Kitchen & Lounge.

First Floor Landing

With stairs rising from entrance hall. Doors to Bedrooms & Bathroom. Airing cupboard. Loft access.

Bedroom One

Window to rear aspect, looking over garden. Built in wardrobes. Door to En Suite.

Bedroom Two

Window to rear, overlooking garden. Built in wardrobe.

Bedroom Three

Two windows to front aspect. Overstairs cupboard.

Bedroom Four

Window to front aspect. Built in storage

cupboard.

Bedroom Five

Window to front aspect.

Family Bathroom

Window to side. Suite comprising bath, wash hand basin and low level wc. Partly tiled walls.

Garage

Electric roller door to front. Personal door at the rear leads to garden.

Gardens

The front is laid to block paving & hardstanding providing ample off road parking to the front of the garage. To the rear is a good size enclosed garden, mainly laid to lawn, with paved patio.

Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor

Total floor area 249.5 m² (2,686 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

Connells

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/TWB308073



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWB308073 - 0003