



17 Hewitt Close, Trowbridge, BA14 7SG

Guide Price £400,000

DANIEL JONES  
PROPERTIES



**Bedrooms: 4**

**Bathrooms: 2 (Plus Downstairs Cloaks)**

**Receptions: 1**

This attractive, low-maintenance detached house is quietly positioned in a popular and family-friendly cul-de-sac and has been tastefully improved to create a contemporary, open feel throughout. The well-balanced accommodation includes a welcoming entrance hall with storage and handy cloakroom/W.C, along with a bright dual-aspect sitting/dining room featuring sliding doors to the garden, a limewash feature wall, and recessed spotlight.

Adjoining this space is a modern open-plan kitchen which offers a pleasant outlook over the garden and is finished with quality 'Minerva' worktops, ample storage, a breakfast bar. Fitted appliances include an induction hob, microwave, fan-assisted oven, extractor unit, washing machine/dryer, dishwasher, fridge freezer and a convenient slide-away bin. Upstairs are four well-proportioned bedrooms served by a stylish family bathroom, while the principal bedroom benefits from a smart tiled en suite shower room.

Outside, the enclosed and level rear garden features decking, lawn, and planting beds within wooden sleepers, bordered with areas of stone chippings. With several dining and seating areas on offer that can be illuminated in the evenings with the newly installed outside lighting, occupiers can expect to enjoy plenty of westerly afternoon sunshine, as well as the use of a summer house, shed storage, and useful side access. To the front, an expansive driveway provides parking for multiple vehicles, as well as an electric car charging point. Furthermore there is a spacious integral garage with a handy workshop space, a modern 'Worcester' combi boiler, light, power, and integral access.



The house occupies a pleasant position within this well-served community, just a 7 (or so) minute level stroll from Tesco Extra amongst a variety of other amenities found just a couple of minute further down the road, inclusive of family-friendly pubs and restaurants, with a handy bus stop a short walk away. The popular Willowbrook Primary school is located a located nearby, attributed with a 'Good' Ofsted inspection report, and the local community hall host activities through the year with the option to privately rent for events and parties. The leisure centre complex with Odeon cinema is approximately 15 minutes distant from the front door on foot, with the train station residing approximately one mile away, offering an indirect route to London and a direct route to Bath as well as a range of other popular and culturally significant and thriving destinations with which to enjoy a day out.



## Additional Information

Tenure: Freehold House

Council Tax Band: E

Current EPC Rating: D (62)

Potential EPC Rating: B (81)

### Services:

Mains gas central heating (with 'Worcester' combination boiler less than two years old)

Mains drainage

Mains water supply

Mains electricity supply (with recent re-wiring and new fuse box)

Double glazing throughout



Total Garage Area: 12.6m<sup>2</sup> ... 136 ft<sup>2</sup>

Total Area: 98.4m<sup>2</sup> ... 1059 ft<sup>2</sup> (excluding garage)

Total Area: 111.8 m<sup>2</sup> ... 1204 ft<sup>2</sup> (including garage)

First Floor  
Area: 52.7 m<sup>2</sup> ... 567 ft<sup>2</sup>

