

**TOWN & COUNTRY**  
ESTATES



**Lambrok Road, Trowbridge, Wiltshire BA14 9HJ**

**£240,000**

## LOCATION

Trowbridge is the County town of Wiltshire, neighbouring the picturesque market town of Bradford On Avon. Trowbridge Offers a range of shopping and leisure facilities including a library, various sports centres, schools, churches, doctors, dentist surgeries, post office, swimming pool and a modern cinema complex with various restaurants. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

## DESCRIPTION

NO ONWARD CHAIN - A spacious and well presented three bedroom family home, situated on the edge of this popular residential development, with a pedestrianised area to the front offering enviable far reaching views across open countryside.. The ground floor accommodation comprises an entrance hall, lounge, a large modern kitchen/dining room and conservatory. The first floor benefits three good size bedrooms and bathroom with both a shower and bath. Further benefits include gas central heating, Upvc double glazing, driveway parking for two cars and an enclosed front garden.

## ENTRANCE HALL

You enter the property through an obscure Upvc glazed entrance door. There is a smoke alarm, radiator, door to the lounge, a wall mounted gas combination boiler supplying radiator heating and domestic hot water and stairs leading to the first floor.

## LOUNGE

12'10" x 11'0"

There is a Upvc double glazed window to the front, attractive feature stone fire surround with tiled hearth, radiator and doors to the kitchen/dining room and under stairs cupboard.

## KITCHEN/DINER

19'8" x 10'4"

There is a Upvc double glazed window to the rear, refitted in August 2020 the modern kitchen comprises a range of Magnet matching base and wall units with wood effect worksurfaces and attractive contrasting metro brick effect tiled splash backs, inset sink unit with chrome mixer tap, built in high level Hoover fan assisted electric over and separate grill, integrated slimline dishwasher, plumbing for a washing machine, space for a fridge freezer and tiled flooring. The kitchen area is separated from the dining area by a breakfast bar.

The dining area has a Upvc double glazed window to the rear, radiator and Upvc double glazed French doors opening to the conservatory.



## CONSERVATORY

12'10" x 8'10"

There are Upvc double glazed windows to two aspects, two matching wall lights and Upvc double glazed French doors to the rear courtyard and drive.

## FIRST FLOOR LANDING

There is a smoke alarm and doors leading to three good size bedrooms, the family bathroom and a large storage cupboard.

## BEDROOM ONE

12'4" x 9'6"

Bedroom one has a Upvc double glazed window to the front with fantastic far reaching views across open fields and a radiator.

## BEDROOM TWO

12'4" 6'7"

There is a Upvc double glazed window to the front with beautiful far reaching views over open fields, recess for a wardrobe, access to the loft space and a radiator.

## BEDROOM THREE

9'2" x 9'0"

Upvc double glazed window to the rear, large built in wardrobe with mirror sliding door and a radiator.

## FAMILY BATHROOM

This fantastic family bathroom boasts an obscure Upvc double glazed window to the front, an enclosed shower cubicle with mains shower, separate panelled bath, vanity cupboard with inset basin and chrome mixer tap, a matching wall mounted vanity cupboard, dual flush close coupled W.C, heated towel rail and an extractor fan.

## EXTERIOR

### FRONT GARDEN

This property faces onto open fields, with lovely views from the lounge and front bedroom windows. Enclosed to all boundaries by wooden fencing with a gate leading out to the pedestrian path. There is a good size lawn, with attractive planted borders, paved patio and storage shed.

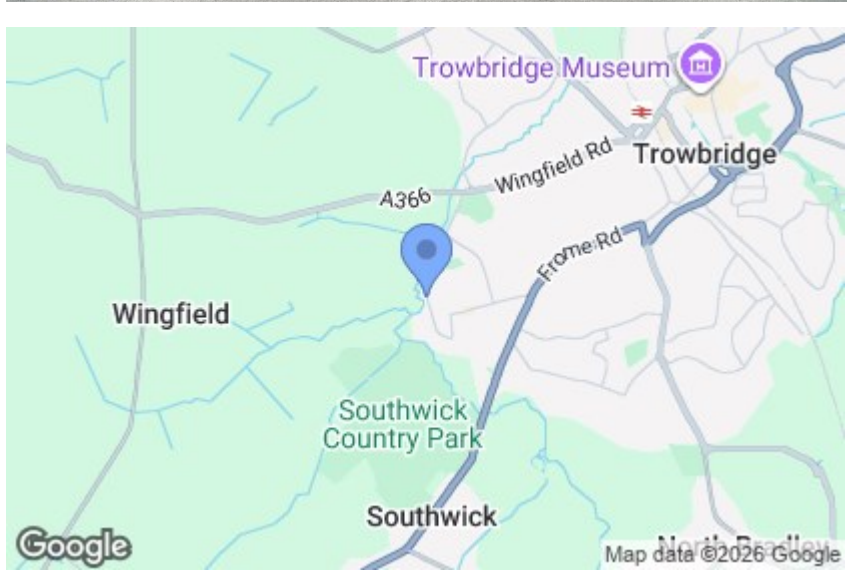
### REAR / PARKING

To the rear of the property is a drive providing off road parking for two vehicles. This leads down to a rear courtyard with outside tap, external power socket, outside light and access to the conservatory.

## ADDITIONAL INFORMATION

Council Tax Band- B

Gas combination boiler installed in 2024 and serviced last in May 2026.

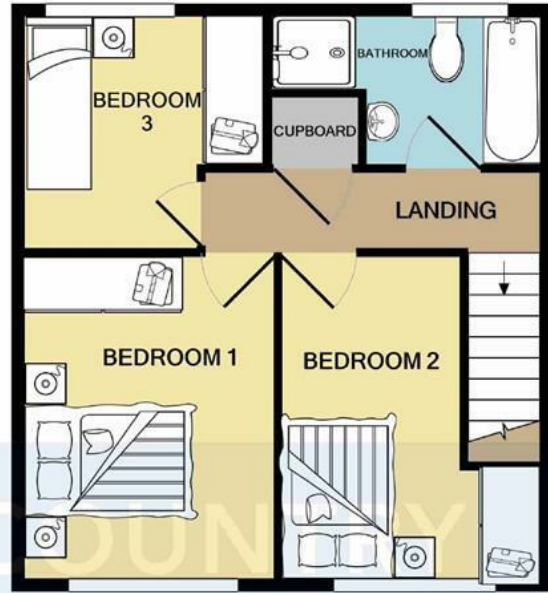








GROUND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (90.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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