



9 Everleigh Close, BA14 0UZ

Guide Price **£300,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms:** 3 (Plus Garden Studio)

**Bathrooms:** 1

**Receptions:** 2

This charming and low-maintenance semi-detached home is situated within a peaceful cul-de-sac on a popular development in Trowbridge, offering well-presented and thoughtfully arranged accommodation. The interiors have been carefully maintained and tastefully decorated, creating a warm and inviting atmosphere throughout. On the ground floor, the welcoming sitting room centres around a working open fireplace with an attractive stone surround, complemented by useful built-in storage.

To the rear, a spacious open-plan kitchen and dining room offers an excellent space for everyday living and entertaining, featuring wooden worktops, ample storage, and integrated appliances including an oven, five-ring gas hob, extractor, and dishwasher, along with space for a fridge/freezer and washing machine. Double doors open directly onto the garden.

Upstairs, the property provides three well-proportioned bedrooms, including two generous doubles and a comfortable single, all designed with comfort in mind. The rear-facing double bedroom enjoys a pleasant leafy outlook over the garden, while the modern family bathroom is fitted with a bath and shower over, a heated towel rail, storage beneath the sink, and benefits from natural light via a window.

Externally, the enclosed rear garden has been attractively landscaped with a lawn and patio, enjoying both morning and afternoon sunshine, and enhanced by outdoor lighting, power points and well-stocked planting beds. A detached garden studio with light and power provides a versatile additional space, ideal for a home office, gym or hobbies.



To the front, a driveway offers private off-road parking and leads to a single garage with light and power, which also provides convenient rear access to the garden.

Located on the southern side of Trowbridge, the property benefits from excellent access to local amenities and green spaces, with nearby footpaths leading to open countryside and the popular Biss Meadows Country Park. The town centre offers a wide range of shops, leisure facilities and community events, with a new leisure centre currently under construction. Transport links are strong, with a railway station providing services to Bath, Bristol, Salisbury and Southampton, while Westbury offers direct links to London. The A350, A36 and M4 are all easily accessible, placing nearby towns such as Bradford on Avon, Melksham, Devizes and Swindon within convenient reach, making this a well-rounded and appealing home in a desirable location.

#### Additional Information

Tenure: Freehold Semi-Detached House

Council Tax Band: C

Current EPC Rating: D (67)

Potential EPC Rating: C (80)

Services:

Mains gas radiator central heating with working open fire.

Mains drainage.

Mains water supply.

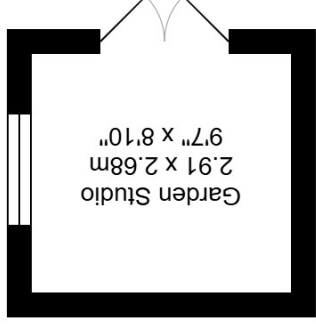
Mains electricity supply.

Double glazing throughout.

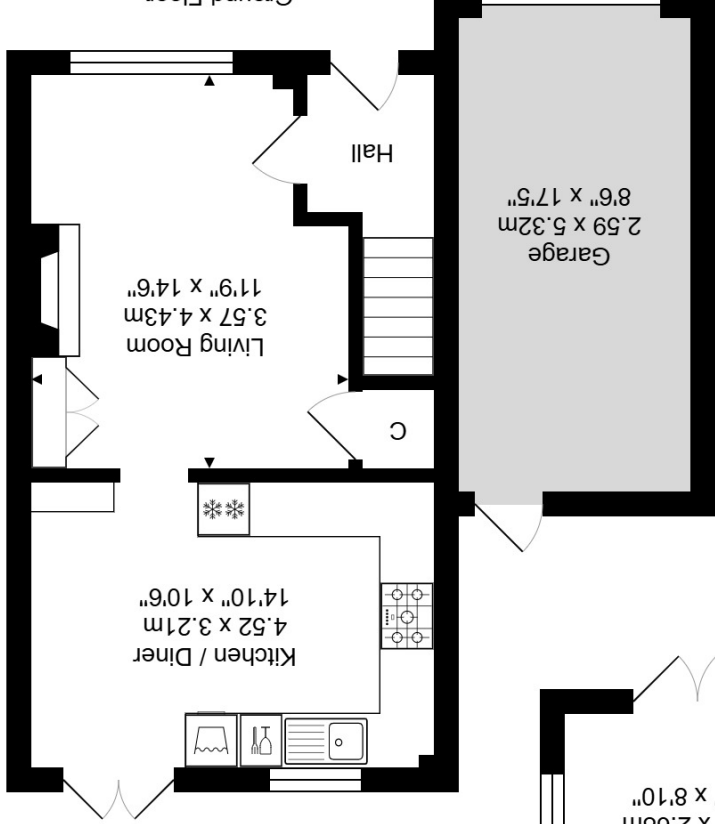
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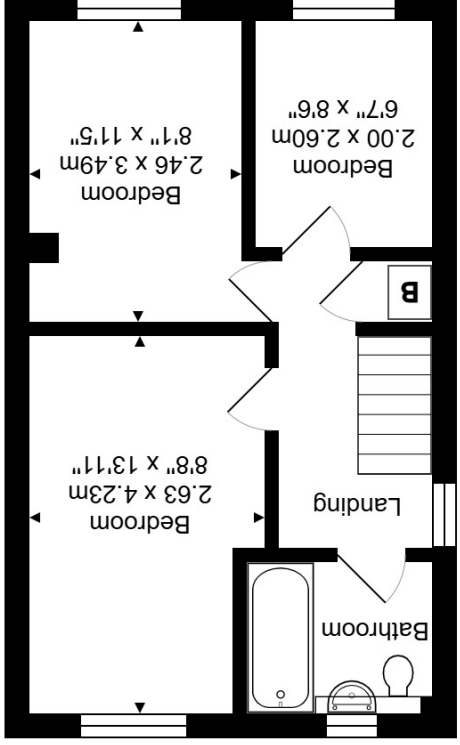
Garden Studio (not in exact position)  
Area: 7.8 m<sup>2</sup> ... 84 ft<sup>2</sup>



Garage  
2.59 x 5.32m  
8'6" x 17'5"



Ground Floor  
Area: 50.3 m<sup>2</sup> ... 542 ft<sup>2</sup>



First Floor  
Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>

Total Area: 93.3 m<sup>2</sup> ... 1004 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purely for illustrative purposes only and should be used as such by any prospective purchaser.  
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