



Wrights
01225 755553

Chestnut Grove, Trowbridge, Wiltshire, BA14 0JA

Offers over
£245,000

This beautifully presented and recently updated three bedroom property offers well proportioned living accommodation with a lovely outlook across green space to the front. The ground floor of the property comprises an entrance hall, spacious lounge, modern kitchen and separate utility room. Upstairs you will find three well proportioned bedrooms, as well as the bathroom with separate W.C. Features include a recently updated gas boiler and a generous and low maintenance rear garden. Viewing recommended!

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, Trowbridge College and a convenience store. 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.



Well presented three bedroom house

Close to schools and Trowbridge college

Gas central heating with a recently fitted boiler

Spacious lounge

Modern fitted kitchen and separate Utility Room

Three well proportioned bedroom

Generous and low maintenance rear garden

PVCu double glazing

Viewing recommended



The property comprises

Ground Floor

Entrance Hall

With composite front door, wood laminate flooring, radiator and stairs to the first floor.

Lounge *12' 4" x 17' 9" (3.76m x 5.41m)*

With wood laminate flooring, two radiators, feature fireplace, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

Kitchen/Diner *12' 6" x 8' 6" (3.81m x 2.58m) max*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge, freezer and slimline dishwasher, inset ceramic sink and drainer unit, radiator, built in storage cupboard, inset ceiling spotlights, extractor fan, PVCu double glazed window to the rear and PVCu door to the rear garden.

Utility room

With wood laminate flooring, space for washing machine and tumble dryer with worktop over, radiator, space for American style fridge/freezer, spacious larder cupboard, recently updated wall mounted gas boiler, inset ceiling spotlights and PVCu door to the front.

First Floor

Landing

With loft hatch and PVCu double glazed window to the rear.

Bedroom 1 *12' 3" x 10' 0" (3.73m x 3.06m)*

With radiator, spacious built in storage cupboard and PVCu double glazed window to the front.

Bedroom 2 *9' 6" x 11' 8" (2.90m x 3.55m)*

With radiator, built in wardrobes and PVCu double glazed window to the front.

Bedroom 3 *9' 1" x 7' 5" (2.78m x 2.27m)*

With radiator and PVCu double glazed window to the rear.

Bathroom

With wood laminate flooring, suite comprising bath with electric shower over and pedestal hand basin, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Cloakroom

With wood laminate flooring, close coupled W.C and obscured PVCu double glazed window to the rear.

Externally

To the front

The property is approached via a gate and path shared with one neighbouring property. The front garden is laid to gravel with a path leading to the front door and side door.

To the rear

The property benefits from a well presented and thoughtfully landscaped rear garden, ideal for both relaxation and entertaining. The space features a generous low maintenance artificial lawn, complemented by a paved patio area. To the rear, a raised decked seating area with a timber-built covered pergola provides a sheltered entertaining space. This sits alongside a spacious summer house with power and WiFi, offering excellent storage and additional versatility, with a useful lean-to located to the rear. Further benefits include an external power socket and outside hot and cold water tap.

Parking

We understand there is an area nearby which is currently used for parking, with spaces informally agreed between residents. However, this is not included within the title and no formal rights are granted. Buyers are advised to make their own enquiries.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in band B.

Energy Performance

The current EPC rating is C (71) with a potential for B (84).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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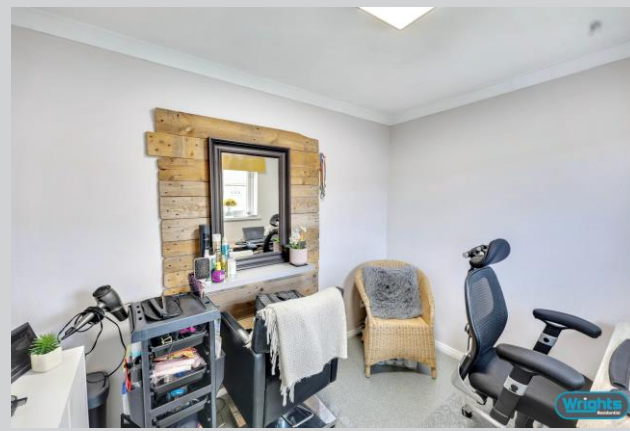
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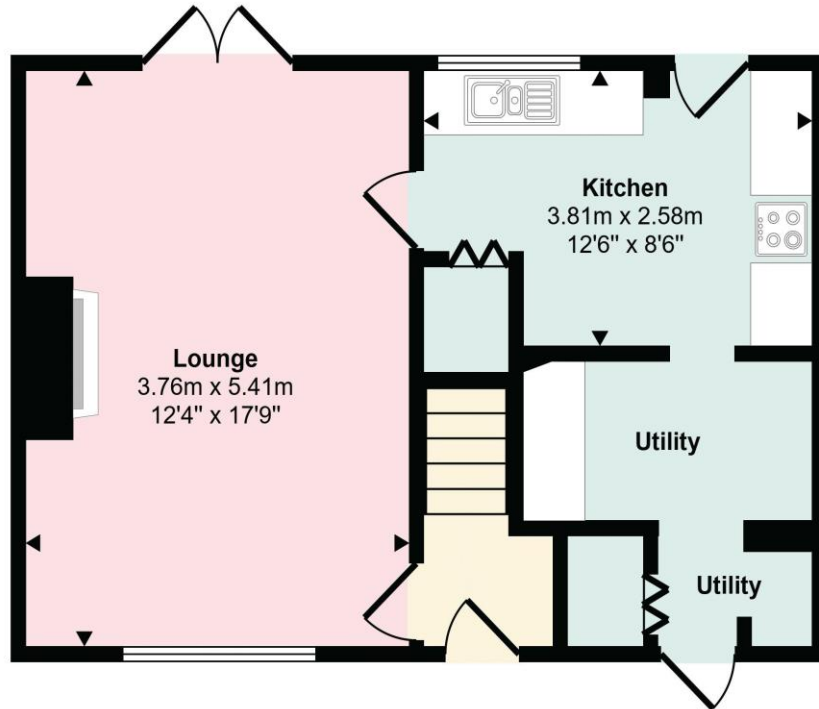


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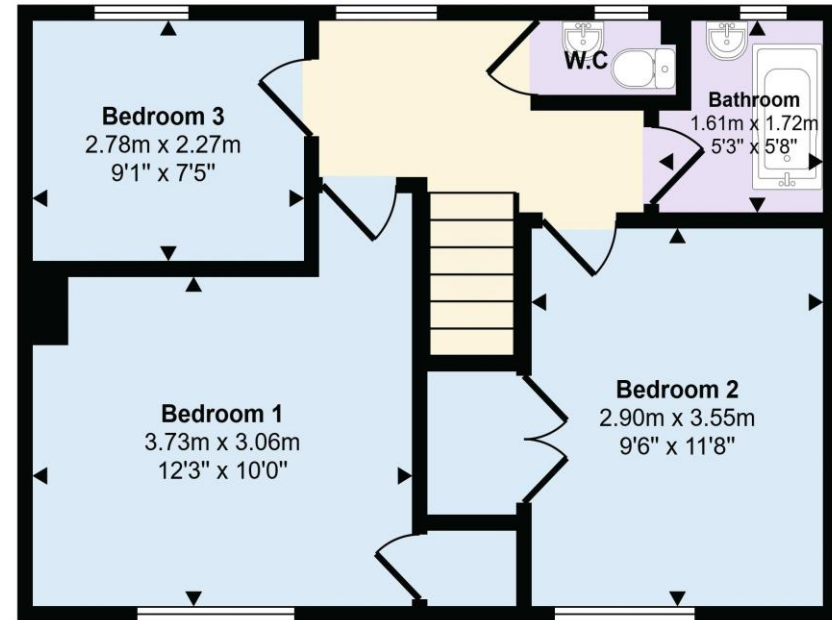
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Approx Gross Internal Area
84 sq m / 903 sq ft

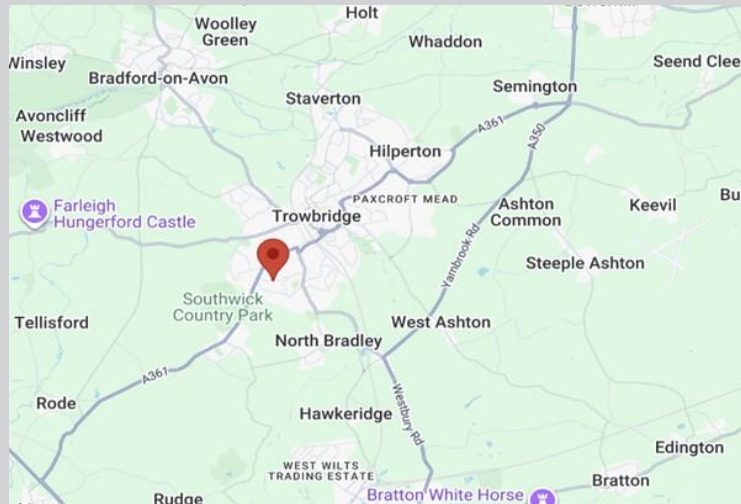
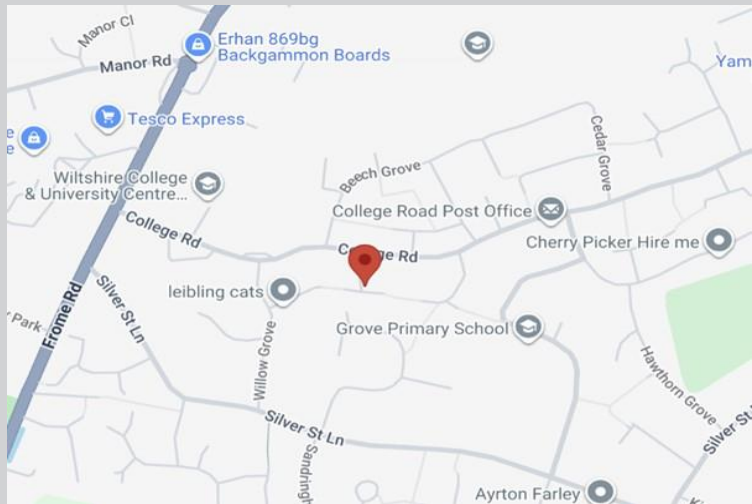
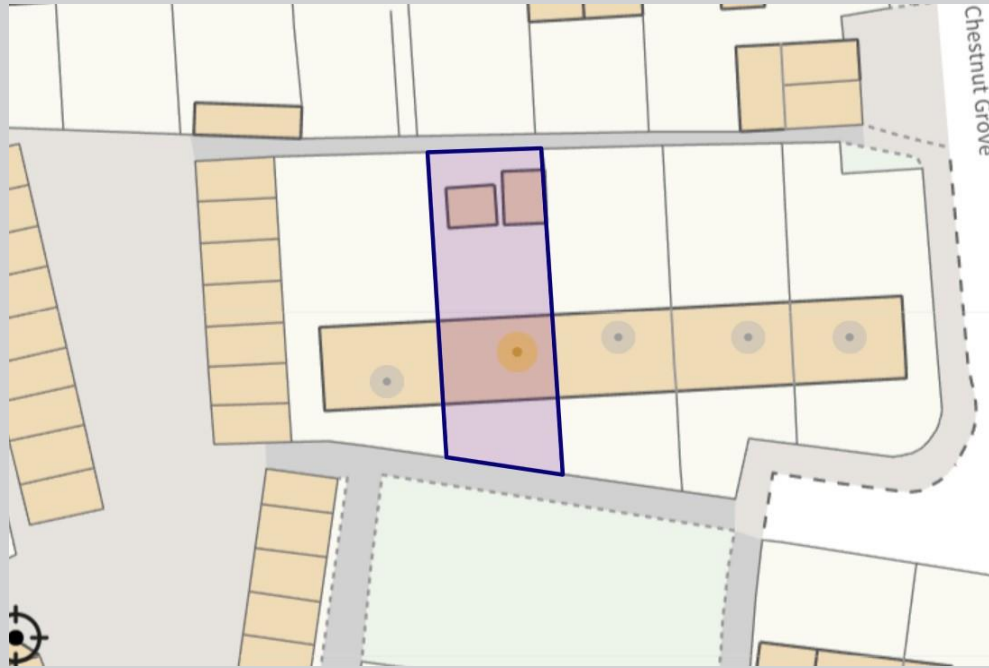


Ground Floor
Approx 42 sq m / 447 sq ft



First Floor
Approx 42 sq m / 456 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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