

Magnolia Rise, Trowbridge

Wrights Residential

£375,000

● www.wrightsresidential.co.uk ● 01225 75553 ● enquiries@wrightsresidential.co.uk

Situation

The property enjoys an attractive position at the end of a cul-de-sac within the popular Lavender Fields development, approximately a 10 minute level walk from Trowbridge town centre. The nearby Biss Meadows Country Park is ideal for walks and enjoying the outdoors.

Trowbridge, the county town of Wiltshire, offers an excellent range of amenities, including supermarkets, independent and high street shops, cafés, restaurants, a cinema and leisure facilities, as well as a selection of primary and secondary schools.

The town's railway station provides regular services to Bath, Bristol and beyond, making it a convenient location for commuters.

The nearby towns of Bradford on Avon, Westbury and Melksham are also easily accessible, with the surrounding Wiltshire countryside offering further opportunities for walking and recreation.



Well presented four bedroom detached family home

End of cul-de-sac location

Spacious lounge and separate dining room

Light and airy conservatory

Fitted kitchen and separate utility room

Downstairs cloakroom

Principal bedroom with fitted wardrobes and en-suite shower room

Generous enclosed rear garden

Driveway parking and integral garage

Within easy reach of the town centre and Biss Meadows Country Park



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This well presented four bedroom detached family home is situated at the end of a cul-de-sac within the popular Lavender Fields development, within easy reach of Trowbridge town centre and Biss Meadows Country Park.

The spacious accommodation comprises an entrance hall, downstairs cloakroom, lounge, separate dining room, conservatory, kitchen and utility room. Upstairs, there are four bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room, as well as a family bathroom.

Externally, the property boasts a generous enclosed rear garden with a spacious patio and lawn, driveway parking and an integral garage. Further benefits include gas central heating and PVCu double glazing.

The property comprises

Ground Floor

Entrance Hall
With wood effect laminate flooring, radiator and stairs to the first floor.

Cloakroom
With white suite comprising close coupled W.C and hand basin, radiator and obscured PVCu double glazed window to the front.

Lounge *11' 5" x 14' 0" (3.48m x 4.27m)*
With wood laminate flooring, radiator and PVCu double glazed window to the front.

Dining Room *9' 2" x 9' 9" (2.79m x 2.96m)*
With wood effect laminate flooring, radiator and sliding patio doors to the Conservatory.

Conservatory *9' 1" x 12' 4" (2.76m x 3.76m)*
Of PVCu construction with tiled flooring and french doors opening onto the rear garden.

Kitchen *7' 8" x 11' 4" (2.34m x 3.45m)*
With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, space for integrated dishwasher, space for washing machine, inset sink and drainer unit and PVCu double glazed window to the rear.

Utility Room *7' 8" x 6' 6" (2.34m x 1.99m)*
With a range of eye level and base units, worktop with tiled splash backs, space for fridge/freezer and tumble drier, internal door to the garage and PVCu door to the rear.

First Floor

Landing
With linen cupboard and loft access.

Bedroom 1 *11' 5" x 14' 0" (3.48m x 4.27m)*
With a range of fitted wardrobes, radiator and PVCu double glazed window to the front.

En-suite
With white suite comprising shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, radiator, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2 *8' 0" x 10' 9" (2.43m x 3.27m)*
With radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 3 *7' 9" x 8' 7" (2.36m x 2.62m)*
With radiator, built in storage cupboard and PVCu double glazed window to the rear.

Bedroom 4 *7' 6" x 8' 5" (2.29m x 2.56m) max*
With radiator and PVCu double glazed window to the rear.

Bathroom
With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front
To the front of the property is a block paved driveway providing off-road parking and access to the garage, with an additional gravelled area offering further parking space. There is an established hedge to one side and gated side access to the rear garden.

Garage *7' 9" x 16' 2" (2.37m x 4.94m)*
With power, light, up and over door to the front and internal door to the Utility Room.

To the rear
The property boasts a generous enclosed rear garden, featuring a spacious paved patio area immediately adjoining the house, ideal for outdoor dining and entertaining. Steps lead up to a substantial lawn, with established shrubs, trees and raised brick-built borders adding interest. The garden is enclosed by a combination of brick walling and timber fencing and further benefits from a timber storage shed and gated side access to the front of the property.

Tenure
The property is sold as freehold.

Council Tax
The property is currently in council tax band E.

EPC Rating
The EPC rating is D (64), with a potential for B (81).

Services
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators (fitted 2023). 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 good - source Ofcom.

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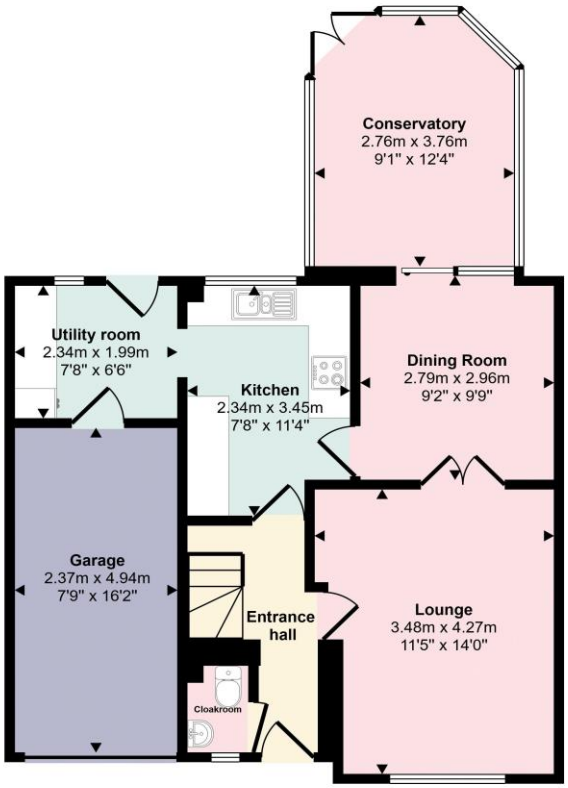
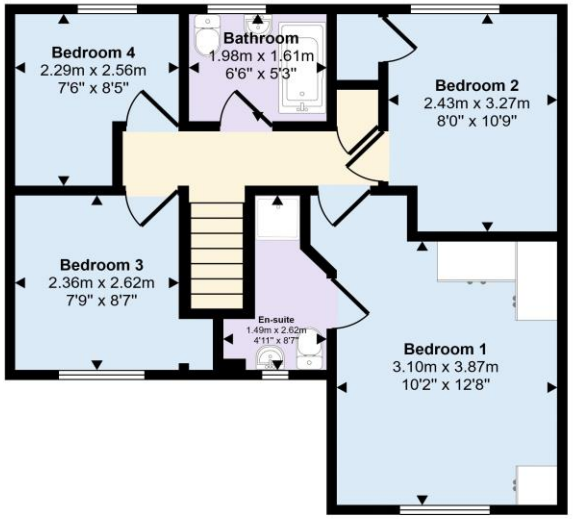
Approx Gross Internal Area
114 sq m / 1223 sq ft





Ground Floor
Approx 66 sq m / 710 sq ft

First Floor
Approx 48 sq m / 513 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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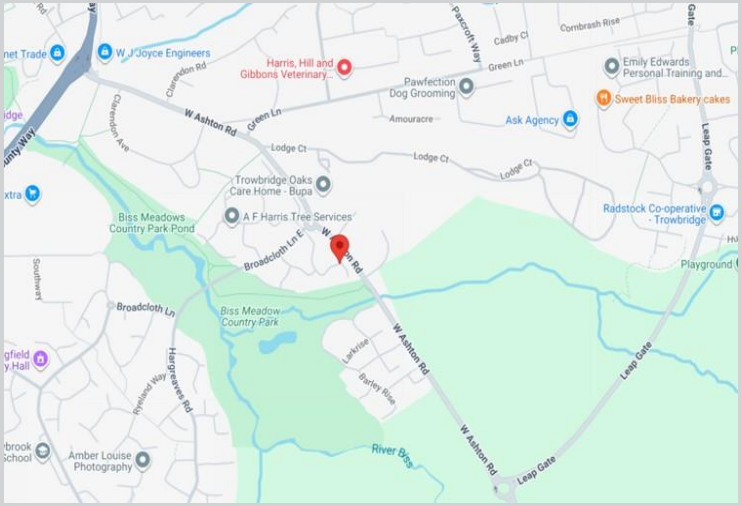

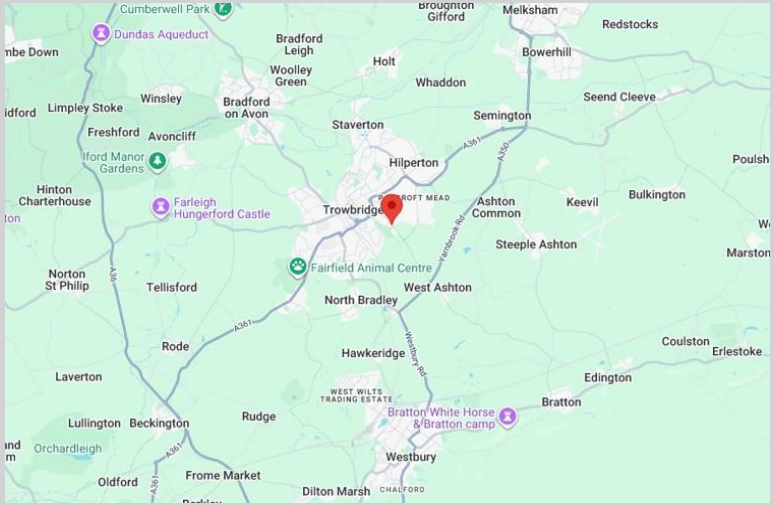

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Disclaimer

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