

Connells

Dilton Close
Trowbridge

Dilton Close
Trowbridge BA14 0FS

for sale offers in excess of
£280,000







Property Description

A stylish and well-appointed three-bedroom semi-detached family home, situated on a recently completed development on the sought-after south side of Trowbridge. Tucked away in a secluded position within a quiet cul-de-sac, this attractive home offers modern living in a peaceful setting—an internal viewing is highly recommended.

The accommodation is thoughtfully arranged and comprises a light and airy bay-fronted kitchen/dining room, perfect for both everyday family life and entertaining, along with a comfortable lounge and a convenient cloakroom to the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor enjoyment, as well as two allocated parking spaces located in a nearby parking area.

An excellent opportunity to acquire a modern home in a desirable location, offering both comfort and convenience.

Entrance

Door to front aspect with canopy over. Outside light. Opens to Entrance Hall.

Entrance Hall

Stairs rising to first floor. Radiator. Doors to Cloakroom & Kitchen.

Kitchen / Dining Area

Bay window to front and window to side aspects. Comprising a modern range of wall, base and drawer units with work surfaces and matching upstands. Inset sink and drainer unit. Built in oven and inset hob with cookerhood over. Integrated appliances include dishwasher & fridge freezer. Understairs cupboard. Radiator. Door to Lounge.

Lounge

Double opening french doors, with full drop window to each side, opening to garden. Radiators.

First Floor Landing

Stairs rising from Entrance Hall. Storage cupboard. Loft access. Doors to Bedrooms & Bathroom.

Bedroom One

Window to front aspect. Built in wardrobes. Radiator. Door to En Suite.

En Suite

Obscure window to front. Suite comprising walk in shower, pedestal wash hand basin and low level wc. Splashback tiling. Radiator.

Bedroom Two

Window to rear, overlooking garden. Radiator.

Bedroom Three

Window to rear, overlooking garden. Radiator.

Bathroom

Obscure window to side. Suite comprising panel enclosed bath, wash hand basin and low level wc. Partly tiled walls. Radiator.

Outside

To the front there is an area under the window with lawn. Paved path to front door which continues round to the side. Gated access to the rear garden, which is enclosed by fencing and comprises patio, lawn and decked areas. Large garden shed across the rear. Border to the side with selection of plants & shrubs.

Parking

Two allocated parking spaces.

Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.







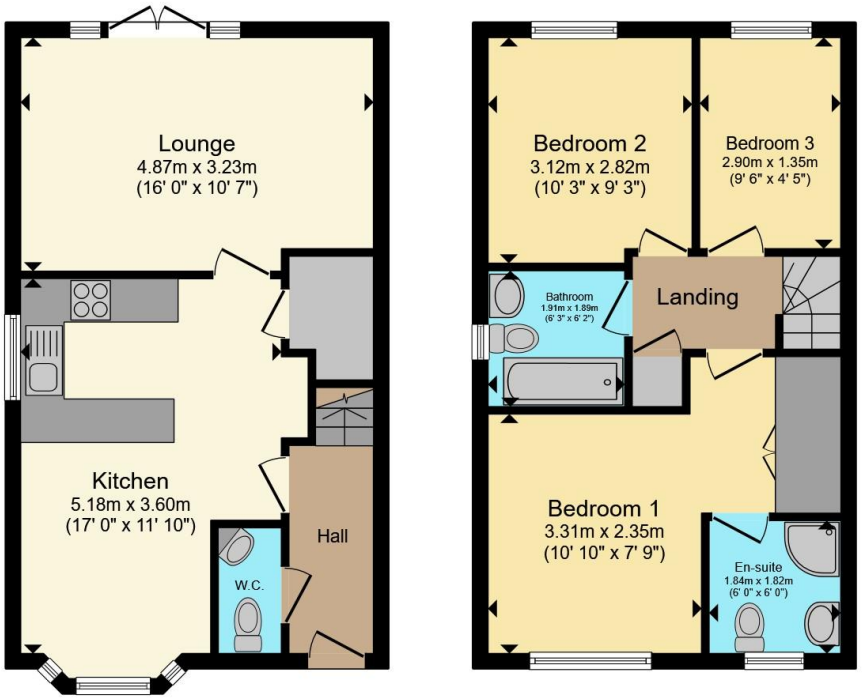









LOTIONS



Ground Floor **First Floor**

Total floor area 83.4 m² (898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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11 Fore Street
TROWBRIDGE BA14 8HA

EPC Rating: B

Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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