



**1 Swallow Drive**  
Trowbridge BA14 9TW

**Monthly Rental Of £1,500**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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## Spacious four bedroom detached house

Gas central heating

Downstairs W.C and En-suite bathroom

Double garage with driveway parking for two vehicles

Within walking distance to the town centre and railway station

PVCu double glazing

Enclosed rear garden

Unfurnished

This extremely spacious four bedroom detached house with double garage is situated within walking distance to the town centre and railway station and close to primary and secondary schools. The property benefits Gas central heating, PVCu double glazing, four double bedrooms, dining room, utility room, downstairs W.C, en-suite bathroom, enclosed rear garden and double garage. Available from early May, unfurnished.

### The property comprises

#### Ground Floor

##### Entrance Hall

With double panel radiator and stairs to the first floor.

##### W.C

With suite comprising low level w.c, hand basin, radiator and obscured PVCu double glazed window to the front.

##### Lounge 20' 7" x 11' 5" (6.27m x 3.47m)

With two double panel radiators, television point, PVCu double glazed window to the front and patio doors to the rear.

##### Dining Room 12' 10" x 8' 7" (3.90m x 2.61m)

With radiator and PVCu double glazed window to the front.

##### Kitchen 12' 9" x 8' 7" (3.88m x 2.61m)

With radiator, a range of eye level and base units, worktops with tiled splashbacks, one and a half bowl sink/drainers, integrated double oven and four ring gas hob with extractor hood over, dishwasher and PVCu double glazed window to the rear.

##### Utility Room

With base units, worktops with tiled splashbacks, space for washing machine, tumble dryer, sink/drainers and PVCu double glazed back door.

#### First Floor

##### Landing

With airing cupboard.

##### Master Bedroom 13' 9" x 11' 8" (4.20m x 3.56m)

Large double bedroom with radiator, two built in wardrobes, television point and PVCu double glazed window to the front.

##### En-suite

With suite comprising bath with shower attachment, low level w.c, pedestal hand basin, bidet, radiator and obscured PVCu double glazed window to the front.

##### Bedroom 2 8' 11" x 8' 5" (2.73m x 2.57m)

Another spacious double bedroom with radiator, double built in wardrobe, built in dressing table and PVCu double glazed window to the front.

##### Bedroom 3 12' 2" x 8' 5" (3.70m x 2.57m)

Double bedroom with radiator, built in wardrobe, built in dressing table and PVCu double glazed window to the rear.

##### Bedroom 4 8' 11" x 8' 5" (2.73m x 2.57m)

Double bedroom with built in wardrobe and PVCu double glazed window to the rear.

##### Bathroom

With suite comprising bath with shower attachment, low level w.c, pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

##### Rear Garden

Enclosed rear garden is mainly laid to lawn with patio seating area and a path leading to the garage.

##### Double garage

With power, light, up and over door to the front and door to the rear. Parking for two vehicles in front.

##### Council tax

The property is in council tax band E.

##### Energy Performance

The current EPC rating is D (57)



### Ground Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



### First Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



Total area: approx. 121.4 sq. metres (1306.3 sq. feet)