



**Wrights**  
01225 755553

Woodborough Close, Trowbridge, Wiltshire, BA14 0XU

£400,000

## Situation

The property enjoys a pleasant position within a quiet cul-de-sac in the sought-after Wiltshire Drive area of Trowbridge. A wide range of local amenities are within easy reach, including a choice of well-regarded primary and secondary schools, making the location particularly appealing to families. The property also benefits from a position adjoining open parkland, providing excellent opportunities for walking, dog exercising and outdoor recreation.

Trowbridge town centre is conveniently accessible and offers an excellent range of shopping, leisure and entertainment facilities, including a multiplex cinema, numerous cafés, pubs and restaurants.

For those commuting further afield, direct rail services to London Paddington are available from nearby Westbury, approximately 5 miles away, with additional services available from Trowbridge station. The World Heritage City of Bath is approximately 11 miles distant and is renowned for its Georgian architecture, extensive shopping facilities and wealth of cultural and historical attractions.



**Four bedroom detached family home on a generous corner plot**

**Popular residential location adjacent to open parkland**

**Open plan lounge/dining room, kitchen and conservatory**

**Study and downstairs cloakroom**

**Integrated garage (for storage)**

**Four well-proportioned bedrooms**

**Family bathroom and potential to create an en-suite shower room**

**Generous and private gardens**

**Double Driveway**

**No onward chain**



This well-presented four bedroom detached family home occupies a generous corner plot within a sought-after residential area of Trowbridge, enjoying a pleasant position adjacent to open parkland, ideal for dog walking and outdoor recreation.

Offering spacious and versatile accommodation throughout, the property features a study/fifth bedroom, downstairs cloakroom and an impressive open-plan living space incorporating the lounge, dining room, kitchen and conservatory. The four well-proportioned bedrooms are served by a family bathroom, while the existing storage area between Bedrooms One and Two offers potential for the creation of an en-suite shower room, subject to any necessary consents.

Externally, the home benefits from attractive and private gardens, driveway parking for two vehicles and an integral garage. Sold with the benefit of no onward chain.

### The property comprises

#### Ground Floor

##### Entrance Hall

With PVCu front door, tiled flooring, radiator and stairs to the first floor with storage cupboard under.

##### Cloakroom

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

##### Study/Bedroom 5 7' 6" x 10' 2" (2.29m x 3.10m)

With radiator and PVCu double glazed window to the side.

##### Lounge 11' 10" x 15' 0" (3.61m x 4.56m)

With radiator, feature fireplace with stone surround and PVCu double glazed window to the front. Open plan to the kitchen, dining room and conservatory, creating a spacious and sociable living area.

##### Dining Room 14' 4" x 8' 4" (4.37m x 2.54m)

With tiled flooring and radiator.

##### Kitchen 12' 0" x 10' 2" (3.65m x 3.09m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl ceramic sink and drainer unit, space for range cooker, fridge/freezer, dishwasher and washing machine, cupboard housing gas combi boiler, PVCu double glazed window to the rear and PVCu door to the side.

##### Conservatory 8' 3" x 9' 5" (2.52m x 2.88m)

With tiled flooring and PVCu double glazed french doors opening onto the rear garden.

#### First Floor

##### Landing

With built in storage cupboard and loft hatch (the loft is part boarded with lighting).

##### Bedroom 1 11' 8" x 12' 6" (3.56m x 3.81m)

With two large built in storage cupboards, radiator and PVCu double glazed window to the front. The adjoining storage area between Bedrooms One and Two may offer potential to create an en-suite shower room, subject to any necessary consents and approvals.

**Bedroom 2 9' 10" x 12' 1" (2.99m x 3.68m)**

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

**Bedroom 3 8' 9" x 9' 3" (2.67m x 2.83m)**

With built in wardrobe, radiator and PVCu double glazed window to the rear.

**Bedroom 4 8' 3" x 10' 6" (2.52m x 3.21m)**

With radiator and PVCu double glazed window to the rear.

**Family Bathroom**

With tiled flooring and splash backs, white suite comprising bath with mains shower over, hand basin with vanity unit and close coupled W.C, heated towel rail and obscured PVCu double glazed window to the rear.

**Externally****To the front**

The property is approached via a driveway providing off-road parking for two vehicles and access to the integral garage. A neatly maintained area of lawn sits to the front, complemented by a range of shrubs. A pathway leads to the entrance door, while gated side access leads through to the rear garden.

**Integrated Garage 8' 0" x 6' 6" (2.44m x 1.97m)**

With power, light and up and over door to the front.

**To the rear and side**

The generous rear garden enjoys a high degree of privacy and is beautifully established, offering a peaceful outdoor space with a variety of mature trees, shrubs and well-stocked planted borders. A paved patio extends from the conservatory, providing an ideal spot for outdoor dining and entertaining, while the main garden is laid to lawn and wraps around the property, creating an excellent space for families and gardening enthusiasts.

The garden benefits from a pleasant open aspect to the rear with mature trees beyond the boundary, enhancing the sense of privacy and greenery. Enclosed by timber fencing with a gate providing access to the front.

**Tenure**

The property is sold as freehold.

**Council tax**

The property is currently in council tax band D.

**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 - 10000Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

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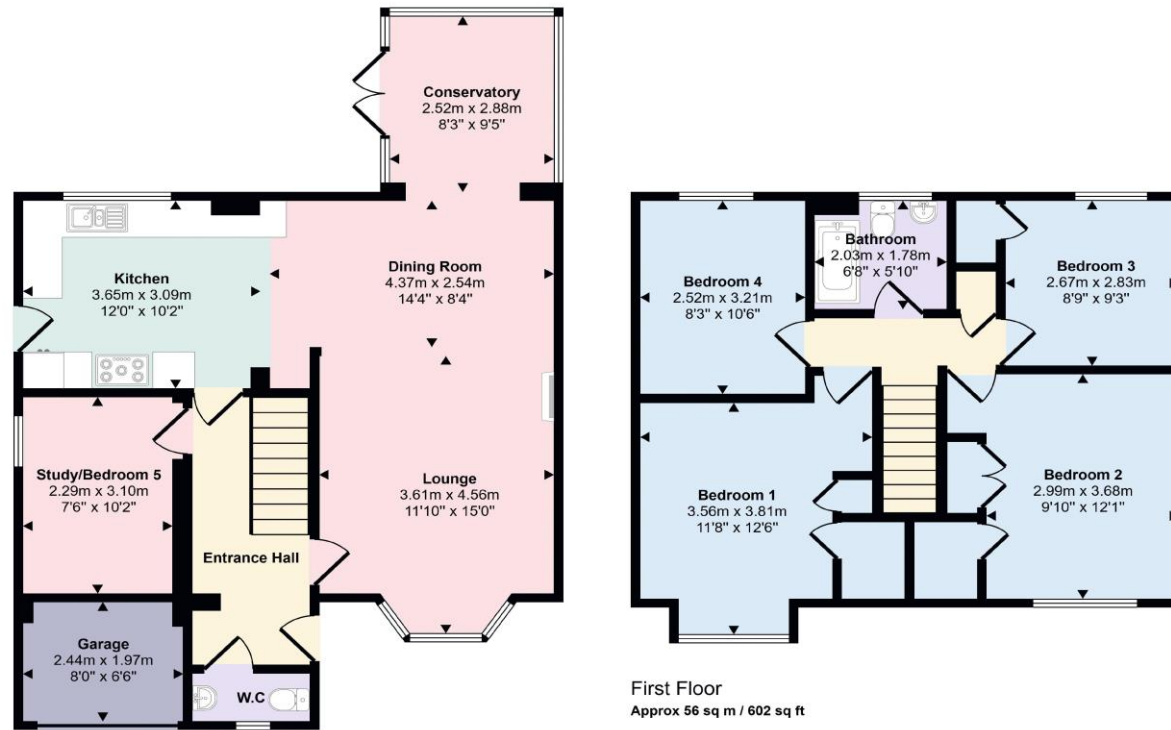


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Approx Gross Internal Area  
126 sq m / 1359 sq ft



Ground Floor  
Approx 70 sq m / 757 sq ft

First Floor  
Approx 56 sq m / 602 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.



T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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