



Wrights
01225 755553

Boundary Walk, Trowbridge, Wiltshire, BA14 0LT

£280,000

Situation

The property is situated within the popular Silver Street Lane area on the outskirts of Trowbridge. Local amenities include Primary and Secondary schools and a one stop convenience store. The property also offers access to open countryside and Southwick Country Park is just under a mile away offering free access to over 100 acres of countryside walks and a small animal park.

The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema and 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 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



Three bedroom detached property

Well presented throughout

Spacious Kitchen/diner

Downstairs W.C

Large part-converted garage

Well maintained private rear garden

Driveway parking

Gas central heating

PVCu double glazing

Popular location close to schools and amenities



This exceptional three bedroom detached property offers spacious and flexible living accommodation, with a large part-converted garage offering fantastic potential for office space or an Annexe. The property is situated within the desirable Silver Street Lane area of Trowbridge, close to local schools and amenities. Further features include a spacious kitchen/diner, lounge with wood burning stove, gas central heating, PVCu double glazing, a lovely rear garden and driveway parking.

For sale with the benefit of no onward chain.

The property comprises

Ground floor

Entrance Hall

With PVCu front door, obscured PVCu double glazed window to the front, wood floor, radiator and stairs to the first floor.

Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Lounge

12' 7" x 14' 10" (3.84m x 4.52m)

With wooden floor, double panel radiator, wood burning stove and large PVCu double glazed window to the front.

Kitchen/Diner

18' 1" x 12' 4" (5.52m x 3.77m) max

With a range of eye level and base units, work tops with upstands, integrated electric oven and four ring gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, sink/drain, inset ceiling spotlights, radiator, PVCu double glazed window to the rear, PVCu sliding patio doors and PVCu "stable style" back door.

First Floor

Landing

With airing cupboard and PVCu double glazed window to the side.

Bedroom 1

11' 0" x 10' 11" (3.36m x 3.32m)

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

Bedroom 2

10' 10" x 10' 4" (3.30m x 3.16m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)

With radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with mains shower over, pedestal hand basin and low level W.C, tiled walls, heated towel rails and obscured window to the rear.

Externally

Garage/Office

18' 8" x 15' 1" (5.69m x 4.59m)

The large part-converted garage offers power, light and water, a PVCu door to the rear garden, up and over door to the driveway and PVCu double glazed windows to the front and rear. This would make an ideal office space or could be converted to a separate Annexe.

To the front and side

The front of the property is laid to lawn with a path to the front door. To the side there is an enclosed bin store area with a garden shed.

To the rear

The enclosed rear garden offers a good degree of privacy and comprises of an area laid to lawn and a spacious recently laid patio seating area. There is an outside socket, a door into the garage/office and a gate providing access to the driveway parking.

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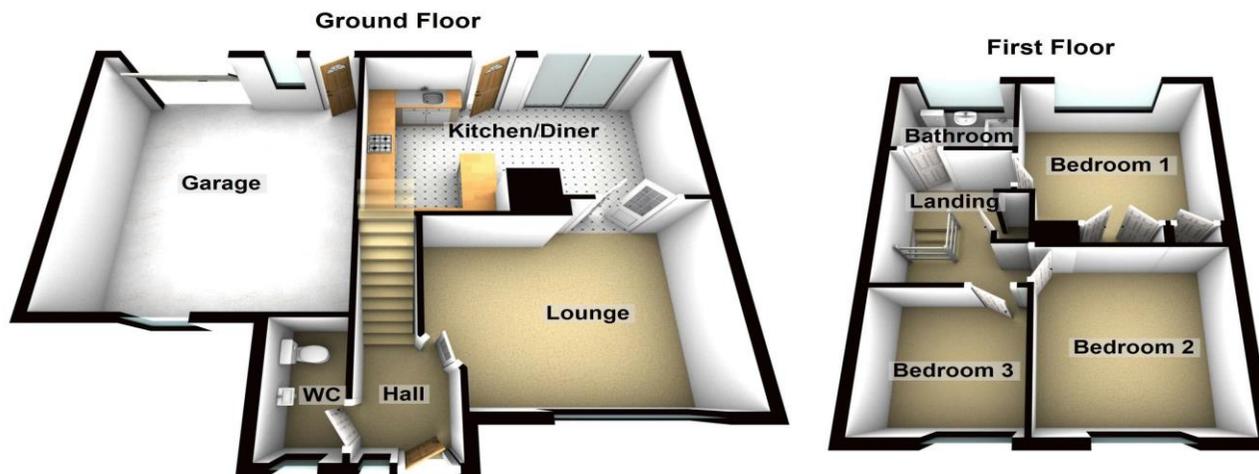
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2D FLOORPLAN



3D FLOORPLAN





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