



**Wrights**  
01225 755553

Wilton Drive, Trowbridge, Wiltshire, BA14 0PU

£270,000

This spacious three bedroom terraced home is situated within the popular Holbrook Lane area of Trowbridge, within easy reach of primary and secondary schools, as well as the retail park. Features include a spacious kitchen/breakfast room and open plan dining room, utility room, driveway parking to the front of the property, partially converted garage with studio and additional parking in front, an enclosed rear garden and solar panels.

### Situation

The property is situated within the popular Holbrook Park development, close to many local amenities including a choice of Primary and secondary schools as well as several parks for dog walking and children's play areas.

The town centre of Trowbridge offers excellent shopping and leisure facilities, a multiplex cinema, 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious three bedroom home**

**Open plan kitchen/breakfast room and dining room**

**Utility room**

**Gas central heating and PVCu double glazing**

**Enclosed rear garden**

**Solar panels**

**Driveway parking to the front of the property**

**Partially converted garage with studio and additional parking**

**Close to local amenities and schools**

**Within easy reach of town centre and railway station**





## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

#### Lounge

*11' 10" x 14' 6" (3.60m x 4.41m)*

With wood laminate flooring, radiator, wood burning stove, storage under the stairs and PVCu double glazed window to the front.

#### Kitchen/Breakfast Room

*15' 1" x 9' 2" (4.61m x 2.79m)*

With wood laminate flooring, a range of eye level and base units, worktops with upstands, integrated electric oven and microwave, induction hob with extractor hood over, integrated dishwasher, tall fridge and freezer and inset sink/drain unit.

#### Dining Room

*7' 7" x 8' 1" (2.30m x 2.46m)*

With tiled flooring, radiator and PVCu double glazed window to the rear.

#### Utility room

*6' 11" x 7' 11" (2.12m x 2.42m)*

With a range of eye level and base units, worktop with tiled splash back, inset sink/drain unit, space for washing machine and tumble drier, PVCu double glazed window to the rear and PVCu back door.

### First Floor

#### Landing

With radiator and linen cupboard.

#### Bedroom 1

*8' 8" x 14' 6" (2.64m x 4.43m)*

With built in wardrobes, radiator and airing cupboard housing gas boiler and hot water cylinder.

#### Bedroom 2

*8' 10" x 8' 9" (2.68m x 2.67m)*

With radiator and PVCu double glazed window to the rear.

#### Bedroom 3

*5' 11" x 8' 8" (1.81m x 2.64m)*

With radiator and PVCu double glazed window to the front.

#### Bathroom

With white suite comprising bath with mains shower over, hand basin with vanity unit and W.C, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

## Externally

### To the front

The block paved driveway provides off road parking for two vehicles.

### To the rear

The enclosed rear garden offers an area laid to lawn and a patio seating area with pergola. There is a garden shed/wood store and a path provides access to the rear parking.

### Studio

*8' 4" x 13' 3" (2.55m x 4.03m)*

The garage is part converted to create a studio, ideal for use as a home office. With electric heater and sliding doors to the garden.

### Garage and additional parking

For storage only, with door to the side, power and light. Additional parking is available in front of the garage.

## Solar panels

The property also offers solar panels which we have been informed produce an income of approx. £1000 per annum.

## Council tax

The property is in council tax band C.

## Tenure

The property is sold as Freehold.

## 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 available (source - Ofcom) Predicted maximum download speed - 10000Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

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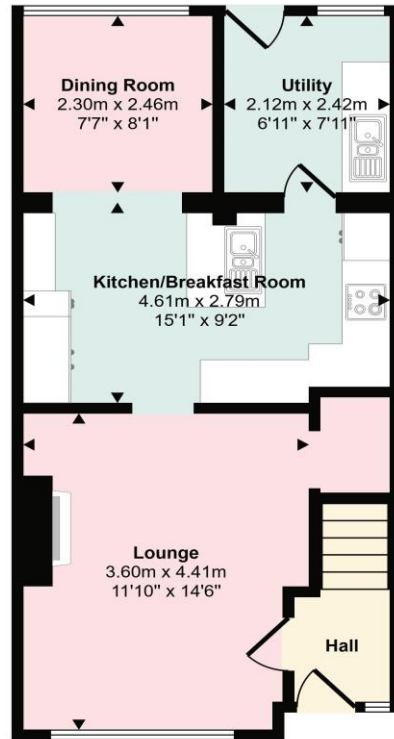


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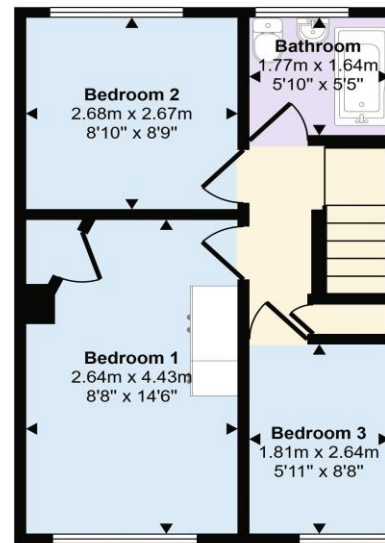
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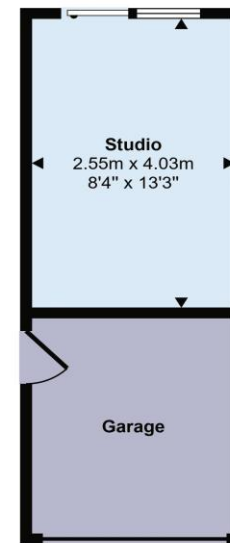
Approx Gross Internal Area  
97 sq m / 1041 sq ft



Ground Floor  
Approx 45 sq m / 486 sq ft



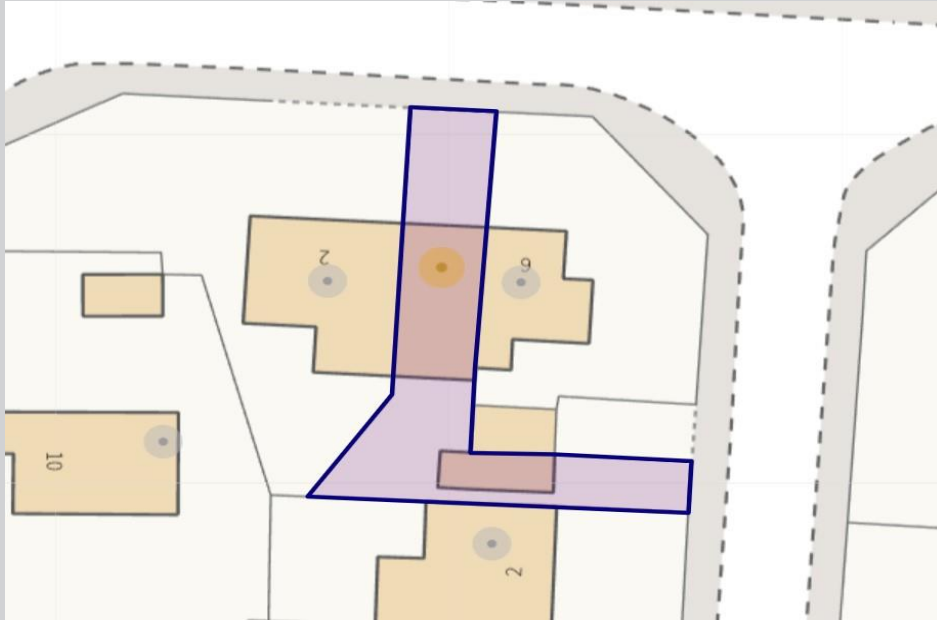
First Floor  
Approx 33 sq m / 358 sq ft



Outbuildings  
Approx 18 sq m / 198 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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## Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.