



**Wrights**  
01225 755553

Alderton Way, Trowbridge, Wiltshire, BA14 0UF

£325,000

This well presented and spacious three bedroom detached property is situated within a popular cul-de-sac location in the Wiltshire Drive area of Trowbridge.

The ground floor accommodation comprises an entrance hall, downstairs cloakroom, spacious lounge/diner, kitchen/breakfast room and a bright conservatory overlooking the rear garden. To the first floor are three generous double bedrooms and a family bathroom.

Further features include gas central heating, PVCu double glazing, a generous and private enclosed rear garden, garage and driveway parking.

## **Situation**

The property is situated in a quiet a cul-de-sac, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, providing 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.



**Three bedroom detached property**

**Cul-de-sac location**

**Spacious lounge/diner**

**Kitchen/breakfast room**

**Downstairs W.C**



**Conservatory**

**Three double bedrooms**

**Generous and private enclosed rear garden**

**Garage**

**Driveway parking for several vehicles**

## The property comprises

### Ground Floor

#### Entrance Hall

With wood laminate flooring, radiator, coat storage cupboard and stairs to the first floor.

#### Cloakroom

With suite comprising close coupled W.C and hand basin with vanity unit, radiator and obscured PVCu double glazed window to the side.

#### Kitchen/Breakfast Room

**10' 3" x 14' 0" (3.12m x 4.27m)**

With wood laminate flooring, a range of eye level and base units, laminate worktops with tiled splash backs, breakfast bar, integrated double electric oven and gas hob with extractor hood over, integrated fridge/freezer, one and a half bowl sink/drainer unit, space for washing machine, tumble drier and dishwasher, larder cupboard, radiator, wall mounted gas boiler, PVCu double glazed window to the rear and PVCu door opening onto the rear garden.

#### Lounge/Diner

**11' 7" x 23' 9" (3.53m x 7.24m)**

With two radiators, electric fire with wooden surround, PVCu double glazed window to the front and sliding patio doors to the Conservatory.

### Conservatory

**10' 8" x 9' 2" (3.24m x 2.80m)**

Of PVCu construction with dwarf brick wall, wall mounted electric heater and PVCu sliding patio door to the garden.

### First Floor

#### Landing

With large airing cupboard housing hot water cylinder and access to loft space.

#### Bedroom 1

**11' 9" x 11' 9" (3.58m x 3.57m)**

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

#### Bedroom 2

**10' 4" x 11' 5" (3.15m x 3.48m)**

With radiator and PVCu double glazed window to the rear.

#### Bedroom 3

**10' 2" x 8' 6" (3.09m x 2.60m)**

With radiator and PVCu double glazed window to the rear.

#### Bathroom

With white suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

## Externally

### To the front

To the front, the property offers a spacious lawned garden together with a generous driveway providing off-road parking for several vehicles and access to the garage. A side gate provides access to the rear garden.

### Garage

*8' 4" x 16' 6" (2.54m x 5.04m)*

With power, light, eaves storage, window to the rear and up and over door to the front.

### To the rear

The property benefits from a spacious and private enclosed rear garden, laid mainly to lawn with planted borders. A patio seating area is accessed directly from the kitchen, with a second patio area positioned to the rear of the garden, providing additional space for outdoor seating. The garden is enclosed by fencing and benefits from gated access leading to the driveway.

### Council tax

The property is currently in council tax band C.

### 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 - 1000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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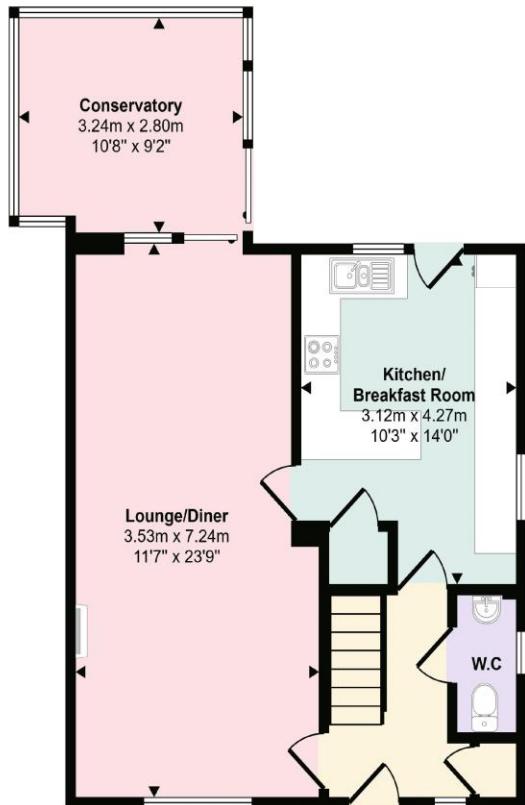


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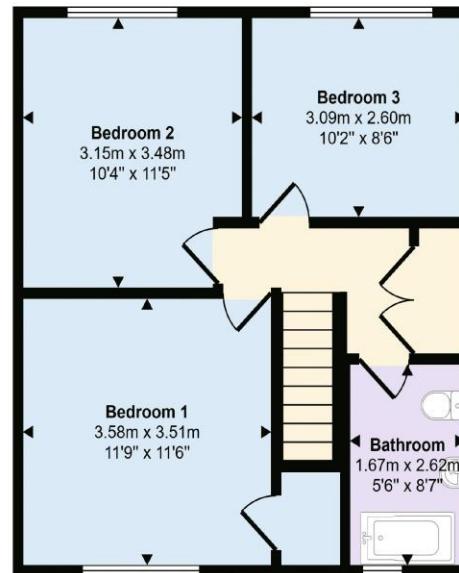
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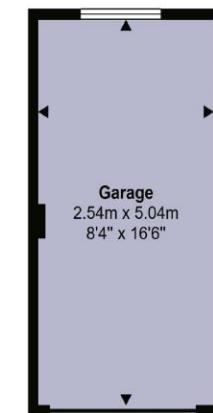
Approx Gross Internal Area  
114 sq m / 1223 sq ft



Ground Floor  
Approx 55 sq m / 593 sq ft

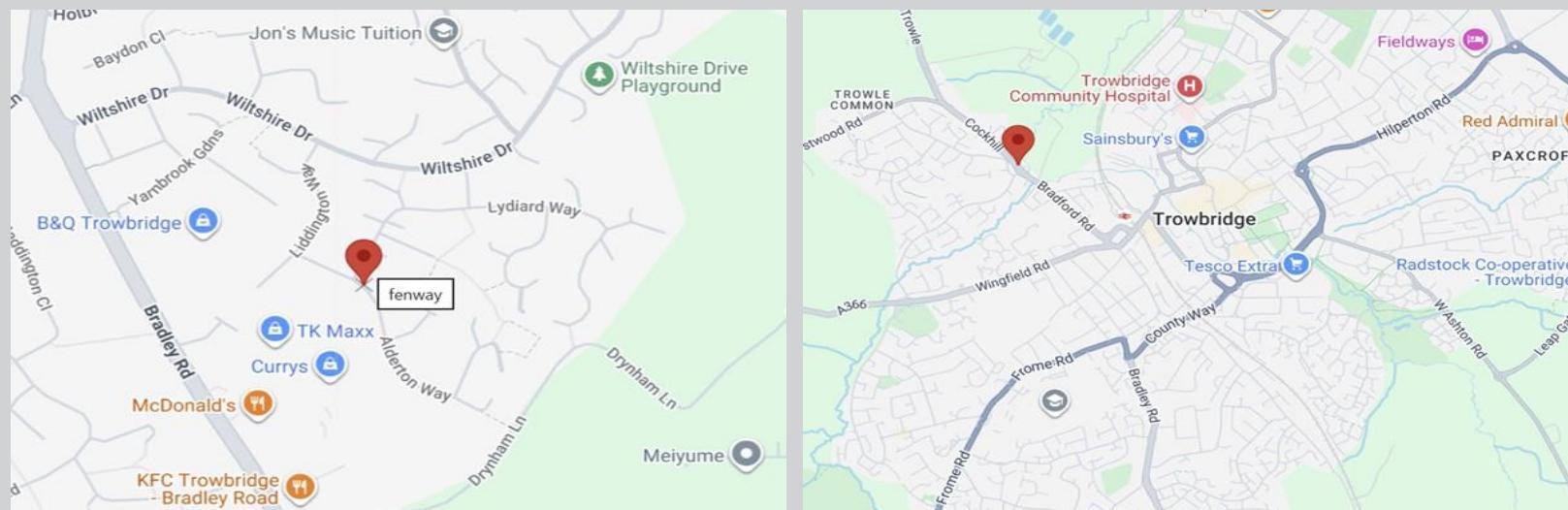
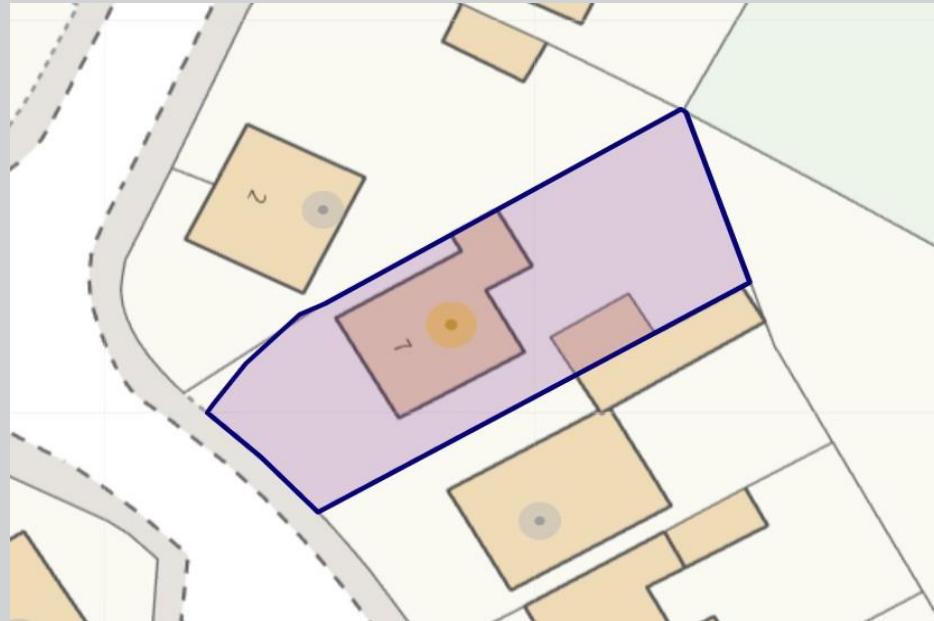


First Floor  
Approx 46 sq m / 492 sq ft



Garage  
Approx 13 sq m / 138 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 Sharp 360.



intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

#### Disclaimer

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The logo for Wright Residential. The word "Wright" is written in a bold, blue, sans-serif font. The "W" is capitalized and the "r" is lowercase. The "t" is capitalized and the "h" is lowercase. The "g" is capitalized and the "h" is lowercase. The "i" is lowercase and the "g" is lowercase. The "h" is lowercase and the "t" is lowercase. The "s" is lowercase and the "t" is lowercase.