



Wrights
Residential

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01225 755553

Azalea Drive, Trowbridge, Wiltshire, BA14 9GG

Offers in excess of
£300,000

This spacious three bedroom detached property is situated on the desirable Azalea Drive, on the Wingfield Road side of Trowbridge.

Features include a spacious lounge/diner, downstairs cloakroom, conservatory, en-suite to the master bedroom, gas central heating, PVCu double glazing, an enclosed rear garden, garage and driveway parking for several vehicles.

Sold with the benefit of no onward chain.

Situation

The property is situated within a popular cul-de-sac on the Wingfield side of town. A choice of primary and secondary schools are within walking distance of the property, and 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

Situated within easy reach of primary and secondary schools

**Spacious lounge/diner
Downstairs cloakroom**

Conservatory

En-suite to master bedroom
Enclosed rear garden
Driveway parking for several vehicles
Garage
No onward chain



The property comprises

Ground Floor

Entrance Hall

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

Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator, extractor fan and obscured feature circular window to the front.

Lounge 10' 7" x 15' 10" (3.22m x 4.83m)

With radiator, electric fire with surround and PVCu double glazed window to the front. Archway into...

Dining Room 8' 8" x 10' 10" (2.63m x 3.31m)

With radiator and PVCu sliding patio doors to the Conservatory.

Conservatory 9' 3" x 8' 9" (2.81m x 2.66m) max

Of PVCu construction with french doors opening onto the rear garden.

Kitchen 9' 3" x 10' 7" (2.82m x 3.23m)

With a range of eye level and base units, worktops with tiled splash backs, integrated eye level double electric oven, ceramic hob with extractor hood over, integrated fridge and dishwasher, space for freezer and washing machine, wall mounted gas boiler, radiator, PVCu door to the side and PVCu double glazed window to the rear.

First Floor

Landing

With loft hatch and PVCu double glazed window to the side.

Bedroom 1 11' 5" x 12' 11" (3.47m x 3.93m)

With built in wardrobes and dressing table, radiator and PVCu double glazed window to the front.

En-suite

With white suite comprising walk in shower enclosure with mains shower, low level W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Bedroom 2 11' 3" x 10' 1" (3.44m x 3.08m) max

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

Bedroom 3 7' 0" x 10' 5" (2.13m x 3.18m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath, low level hand basin and pedestal hand basin, radiator, extractor fan, airing cupboard housing hot water cylinder and obscured PVCu double glazed window to the rear.

Externally**To the front**

Driveway parking for several vehicles in front of the garage, next to an area mainly laid to lawn with hedging.

To the rear

The enclosed rear garden is mainly laid to lawn with an area laid to gravel and a garden shed. A gate provides access to the front of the property and there is also a side door into the garage.

Garage 8' 9" x 18' 1" (2.67m x 5.51m)

The detached single garage offers an electric up and over door to the front, power, light and a side door to the rear garden

Council tax

The property is currently in council tax band D.

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 - 1000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.

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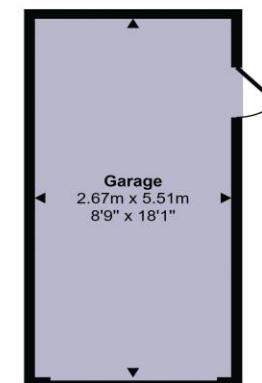
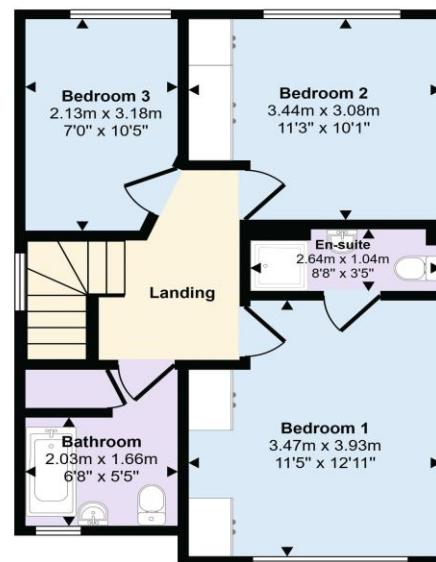
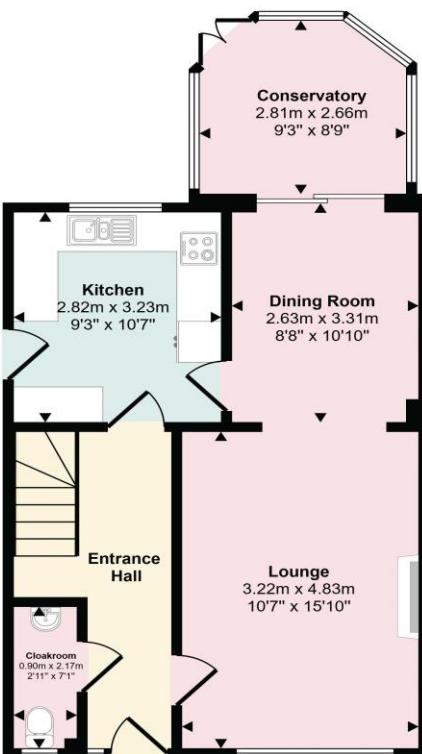


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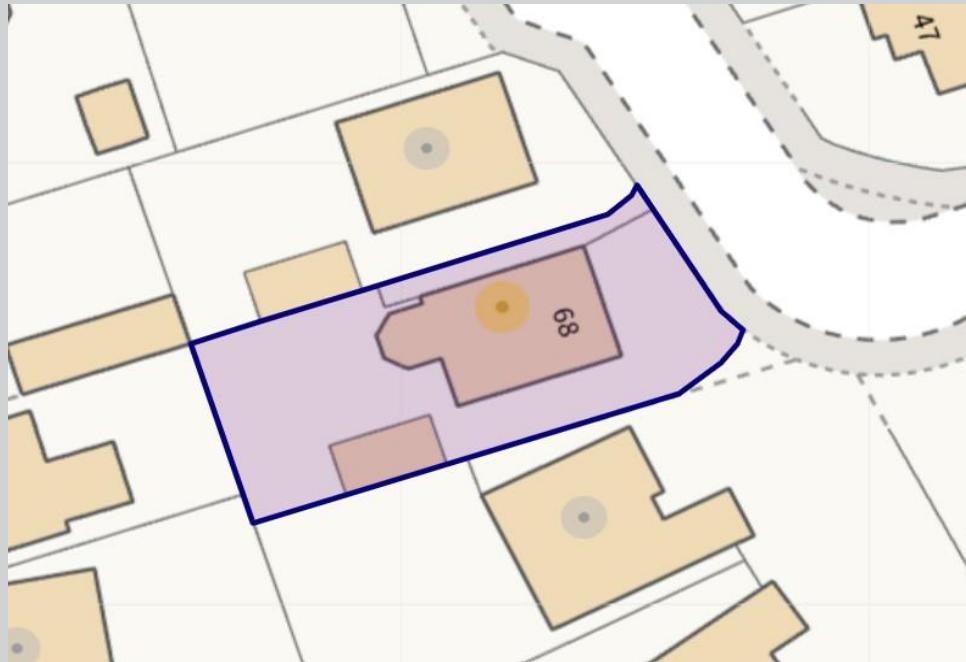
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Approx Gross Internal Area
114 sq m / 1226 sq ft



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.



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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