



Wrights
01225 755553

Beatrice Way, Trowbridge, Wiltshire, BA14 7TX

Guide Price
£495,000

Situation

The property is situated on the desirable Beatrice Way, within easy reach of many local amenities and schools. The town centre of Trowbridge is within walking distance, 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 bungalow

Cul-de-sac location

Walking distance to town centre

Spacious lounge with French doors to the garden

Separate dining room

En-suite to master bedroom
Large beautifully maintained rear garden with summerhouse
Driveway parking for several vehicles
Garage with rear access
No onward chain



This well presented three bedroom detached bungalow is tucked away in a quiet cul-de-sac on the sought after West Ashton side of Trowbridge. Conveniently located within easy reach of the town centre, this spacious home offers excellent living accommodation and generous outdoor space.

Features include a large driveway providing ample off-road parking for multiple vehicles, and a beautifully maintained rear garden with a summerhouse. Inside, the property boasts a large lounge with French doors opening onto the garden, a well equipped kitchen/breakfast room, separate dining room and a generous master bedroom with a spacious en suite.

Sold with the benefit of no onward chain.

The property comprises

Entrance Hall

With a PVCu front door, radiator and large storage cupboard housing hot water cylinder.

Kitchen/Breakfast Room 11' 8" x 13' 10" (3.55m x 4.21m)

With tiled floor, a range of eye level and base units, worktops with tiled splash backs, breakfast bar, integrated eye level double oven and microwave, 5 ring gas hob with extractor hood over, integrated fridge/freezer, space for dishwasher and washing machine, inset one and a half bowl sink/drainer, radiator and PVCu double glazed window to the front.

Dining Room 11' 0" x 13' 11" (3.35m x 4.24m)

With radiator and PVCu double glazed window to the front. Archway to Lounge

Lounge 14' 9" x 17' 0" (4.50m x 5.19m)

With radiator, electric fire with wooden surround and PVCu double glazed windows and French doors opening onto the garden.

Bedroom 1 13' 1" x 14' 4" (3.98m x 4.36m)

With a range of built in wardrobes and overhead cupboard storage, radiator and PVCu double glazed window to the front.

En-suite

With white suite comprising large walk in shower enclosure with mains shower, close coupled W.C and hand basin with vanity cupboard, fully tiled walls, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Bedroom 2 10' 4" x 12' 6" (3.15m x 3.80m)

With a range of built in wardrobes and overhead cupboard storage, radiator and PVCu double glazed window overlooking the rear garden.

Bedroom 3 8' 10" x 9' 3" (2.68m x 2.81m)

With radiator and PVCu double glazed window overlooking the rear garden.

Bathroom

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

Externally

To the front

With driveway parking for several vehicles, bin store, open porch and gated access to the rear garden.

Garage 10' 0" x 18' 6" (3.06m x 5.65m)

With electric up and over door, power, light, eaves storage and door opening onto the rear garden.

To the rear

The property boasts a beautifully maintained and private enclosed rear garden, ideal for both relaxation and entertaining. A small block paved patio offers the perfect spot for morning coffee, while a delightful summerhouse with power provides a versatile space. A spacious lawned area is complemented by a circular patio set beneath a charming wisteria covered pergola, creating an idyllic setting for al fresco dining. Well stocked borders feature a variety of mature shrubs and trees. A side pathway leads to gated access to the driveway and a storage shed.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in Council Tax band E.

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 - 10,000 Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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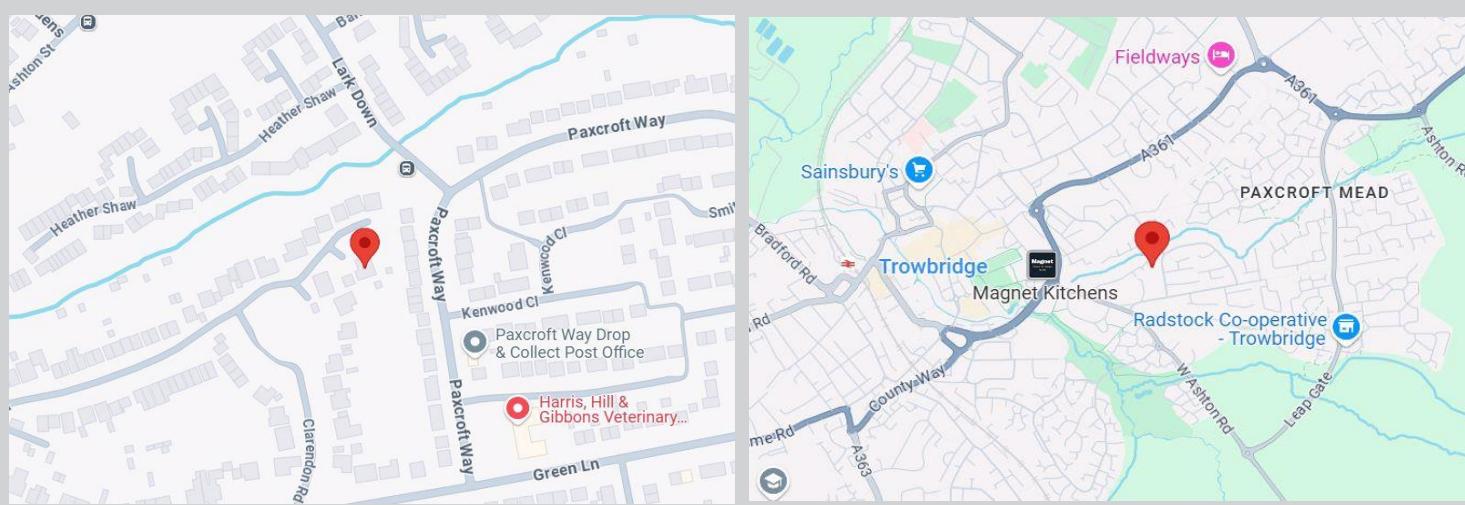
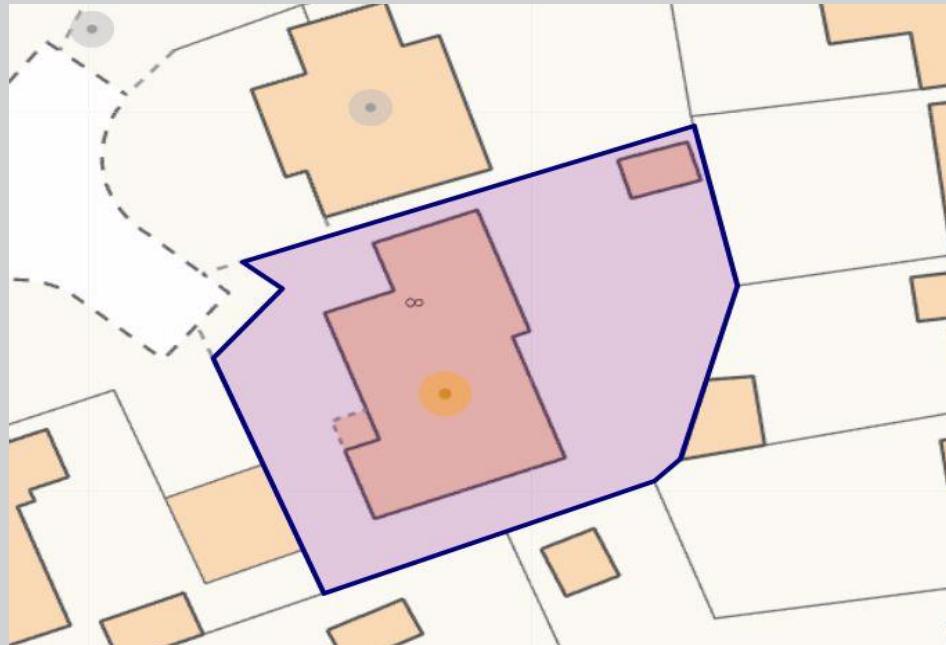
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Approx Gross Internal Area
144 sq m / 1545 sq ft



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

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
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The logo for Wright Residential features the word "Wright" in a bold, blue, sans-serif font. The "W" is stylized with a vertical bar on the right side. A horizontal bar extends from the top of the "W" across the rest of the word "R", and another extends from the bottom of the "W" across the rest of the word "R".