



Wrights
01225 755553

Greenfield House, Frome Road, Southwick, Trowbridge, Wiltshire

£465,000

This beautifully presented and spacious three/four bedroom property is situated in the village of Southwick, close to local schools and amenities.

The property offers many features including a generous enclosed rear garden, double garage and extensive driveway parking, freehold solar panels, three reception rooms, recently fitted kitchen/diner, separate utility, downstairs W.C and master bedroom with en-suite shower room.

Internal viewing highly recommended!



Exceptional three/four bedroom property

Beautiful and extremely spacious rear garden

Double garage

Extensive driveway parking

Recently fitted kitchen/Diner

Situation

The property is situated within the popular village of Southwick, offering many amenities including a popular village Primary school, church, village shop and public house, as well as access to excellent countryside walks. The town of Trowbridge is 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 (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.

New carpets throughout

Utility and downstairs W.C

Three reception rooms

Freehold solar panels

Master bedroom with en-suite shower room



The property comprises

Ground Floor

Entrance Hall

With composite front door, high quality wood laminate flooring, stairs to the first floor with storage cupboard under, radiator, coved ceiling and inset ceiling spotlights.

Cloakroom

With wood panelled floor, walls and ceiling and suite comprising traditional high level W.C and Belfast sink with vanity unit underneath.

Living room

19' 9" x 13' 11" (6.02m x 4.23m)

With high quality wood laminate flooring, wood burning stove, two double panel radiators, television point, coved ceiling, inset ceiling spotlights and PVCu double glazed window to the front.

Garden room

15' 5" x 12' 4" (4.70m x 3.75m)

With high quality wood laminate flooring, radiator, wooden framed windows and double doors opening onto the rear garden.

Kitchen/Diner

21' 7" x 9' 8" (6.57m x 2.94m)

This spacious room was completely refitted in 2023, with high quality vinyl flooring, a range of eye level and base units, worktops with upstands and under counter lighting, inset ceramic double sink/drain unit, induction hob with extractor hood over, eye level double oven, integrated dishwasher and microwave, double panel designer radiator, television point, inset ceiling spotlights and PVCu double glazed windows to the front and side.

Boot room

9' 11" x 7' 6" (3.02m x 2.29m)

With a range of eye level and base units, rolled edge worktops with tiled splash backs, sink/drain unit, double panel radiator, integrated under counter freezer, space for washing machine and tumble drier and PVCu back door.

Office/Bedroom four

9' 11" x 9' 9" (3.02m x 2.97m)

This additional reception room could also be used as a snug or dining room, with double panel radiator, television point and PVCu double glazed window to the rear.

First Floor

Landing

With loft hatch, inset ceiling spotlights and PVCu double glazed window to the front.

Master bedroom

16' 8" x 9' 8" (5.07m x 2.95m)

With radiator, inset ceiling spotlights and PVCu double glazed windows to the front and side.

En-suite

Refitted in 2021, with suite comprising double shower enclosure with mains rainfall shower, hand basin with vanity unit and low level W.C, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Bedroom 2

13' 10" x 12' 7" (4.21m x 3.83m)

With double panel radiator and PVCu double glazed window to the front.

Bedroom 3

10' 7" x 8' 7" (3.22m x 2.62m)

With radiator, large airing cupboard with Vaillant combi boiler and PVCu double glazed window to the rear.

Bathroom

Refitted in 2021, with white suite comprising bath with mains shower over, low level W.C and hand basin with vanity unit under, heated towel rail, spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

Steps and path to front door with storm porch over. The large driveway to the side provides extensive parking in front of the double garage and a gate provides access into the rear garden.

Double Garage

19' 2" x 19' 0" (5.85m x 5.80m)

The detached double garage offers power, light, eaves storage, two windows to the side, two up and over doors to the front and side door to the rear garden.

To the rear

The large beautifully maintained rear garden provides a tranquil space to be enjoyed by the new owners. Double doors from the garden room open onto a spacious seating area laid to decking, surrounded by raised planters, and a wooden footbridge leads to a large area laid to lawn with another raised seating area to the rear. There is a side door into the double garage and a gate providing access to the driveway.

Solar panels

The property is fitted with freehold solar panels, which have generated an income in excess £2000 per annum for the past two years.

Council tax

The property is currently in council tax band B.

Tenure

The property is sold as freehold.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

Ground Floor
Approx. 90.5 sq. metres (973.9 sq. feet)



First Floor
Approx. 59.5 sq. metres (640.3 sq. feet)



Total area: approx. 150.0 sq. metres (1614.2 sq. feet)



T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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 or 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.

