



Wrights
01225 755553

Wingfield Road, Trowbridge, Wiltshire, BA14 9ED

Offers in excess
Of £425,000

This spacious five bedroom period property is situated in a desirable location, close to Trowbridge railway station, the town centre and a choice of primary and secondary schools.

The property offers a recently fitted gas boiler, updated electrics and recently installed PVCu double glazing. Further features include two reception rooms, ground floor shower room and first floor bathroom, a generous enclosed rear garden and driveway parking for several vehicles.

Offered for sale with the benefit of no onward chain.



Five bedroom period property

Sought after location close to Trowbridge railway station

Close to a choice of Primary and Secondary schools

Two reception rooms

Ground floor shower room

Situation

The property is situated 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.

First floor bathroom

Generous rear garden

Driveway parking for several vehicles

Recently updated electric, gas boiler and PVCu double glazing

No onward chain



The property comprises

Ground floor

Hallway

With radiator and stairs to the first floor with storage cupboard under.

Lounge 14' 6" x 13' 5" (4.41m x 4.10m) max

With radiator, open fireplace and PVCu double glazed bay window to the front.

Dining Room 16' 3" x 11' 7" (4.95m x 3.54m) max

With two radiators, open fireplace and PVCu door opening onto the rear garden.

Kitchen 10' 10" x 9' 4" (3.29m x 2.84m)

With wood flooring, a range of base units with solid wood worktops over, partially tiled walls, Belfast sink unit, range cooker with five ring gas hob, space for fridge/freezer, wall mounted Worcester gas boiler and PVCu double glazed window to the side.

Utility 9' 7" x 6' 7" (2.92m x 2.01m) plus store

With tiled floor, radiator, store room, PVCu double glazed window to the side and PVCu door opening onto the rear garden.

Shower Room

With tiled flooring, white suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

First Floor

Landing

With obscured window to the side and stairs to the second floor with storage cupboard under.

Bedroom 1 17' 9" x 14' 10" (5.40m x 4.52m) max

With built in wardrobe, radiator, hand basin and PVCu double glazed bay window to the front.

Bedroom 2 13' 3" x 11' 8" (4.05m x 3.56m)

With built in wardrobe, radiator, feature fireplace, hand basin and PVCu double glazed windows to the rear.

W.C

With close coupled W.C and obscured PVCu double glazed window to the side.

Bathroom

With fully tiled walls, bath with electric shower over, hand basin and obscured PVCu double glazed window to the side.

Bedroom 3 9' 11" x 9' 1" (3.01m x 2.76m)

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

Second floor

Landing

With access to eaves storage and Velux window.

Bedroom 4 13' 5" x 12' 3" (4.08m x 3.74m)

With large storage cupboard, radiator and PVCu double glazed window to the front.

Bedroom 5 10' 4" x 9' 4" (3.15m x 2.85m)

With radiator and large PVCu double glazed window to the rear.

Externally

To the front

The property offers a large gravelled driveway, providing off road parking for several vehicles. A path leads to the front door and there is also a side path providing access to the rear garden.

To the rear

The generous enclosed rear garden offers areas laid to gravel and lawn, and a range of mature shrubs and trees. A gate provides side access, leading to the front of the property.



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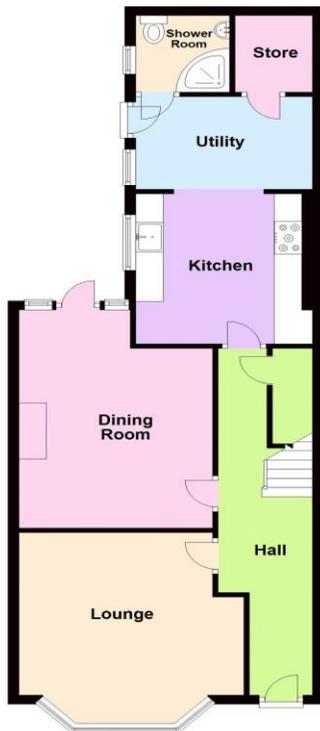


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Ground Floor
Approx. 67.7 sq. metres (729.2 sq. feet)



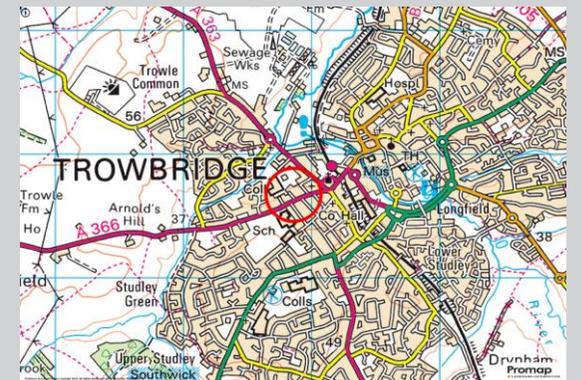
First Floor
Approx. 61.1 sq. metres (657.6 sq. feet)

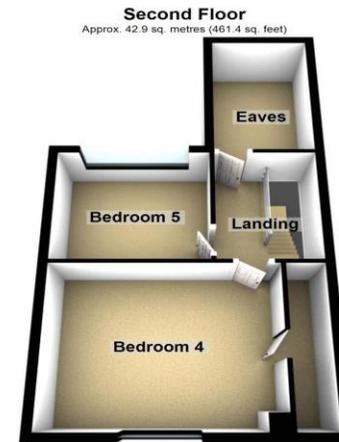
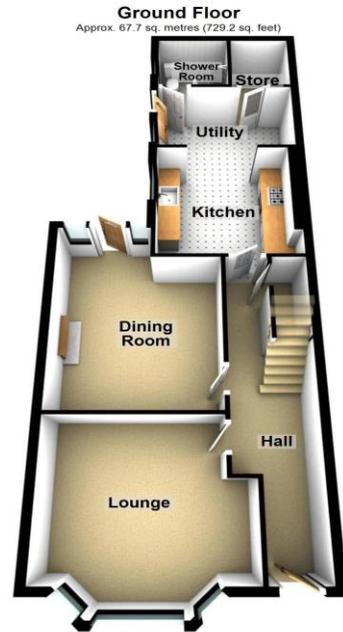


Second Floor
Approx. 42.9 sq. metres (461.4 sq. feet)



Total area: approx. 171.7 sq. metres (1848.2 sq. feet)





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Disclaimer

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