

4 BEDROOM DETACHED HOUSE | RYELAND WAY, BA14 | GUIDE PRICE £340,000



## DESCRIPTION

(GUIDE PRICE £335,000 - £345,000) This detached four-bedroom family home is well positioned in a quiet cul-de-sac location and has been very much improved by the current owners.

Through the front door there is an entrance hall providing access to a downstairs cloak room, a brand new and stylish fitted kitchen and a fantastic sized dining space, double doors take you in to the sitting room and there is a delightful conservatory allowing enjoyment of the rear garden all year round. There is also a cleverly positioned utility room and an integral storage space / garage.

Upstairs there are four good sized bedrooms with the Master benefiting from an en-suite shower room and a family bathroom.

Outside and to the front there is off road driveway parking for a couple of cars and a fantastic, fully enclosed Westerly facing rear garden with a beautiful patio, perfect for entertaining guests in the summer months.

All in all, a lovely family home that you could move in to without having to lift a finger.

Trowbridge is the county town of Wiltshire found close to the western border with Somerset. On the fringe of the town centre, you find Trowbridge Town Park, a large open space with a host of activities, tree lined paths and a riverside walk to Biss Meadows Country Park. St Stephens Place provides several dining options along with a multi-screen cinema complex. There are a wide variety of historic buildings around the town along with a selection of beautiful walks nearby, including the Kennet and Avon Canal and Southwick Country Park. The town has superb transport links with Trowbridge station providing access to London as well as a short ride to the world heritage city of Bath. The A350 passes the fringe of the town, leading to the M4 via Chippenham and the A303 and A36 to the south.

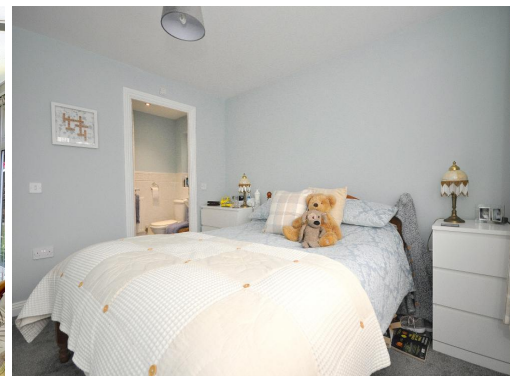




Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: D  
EPC Rating: D  
All mains services connected.

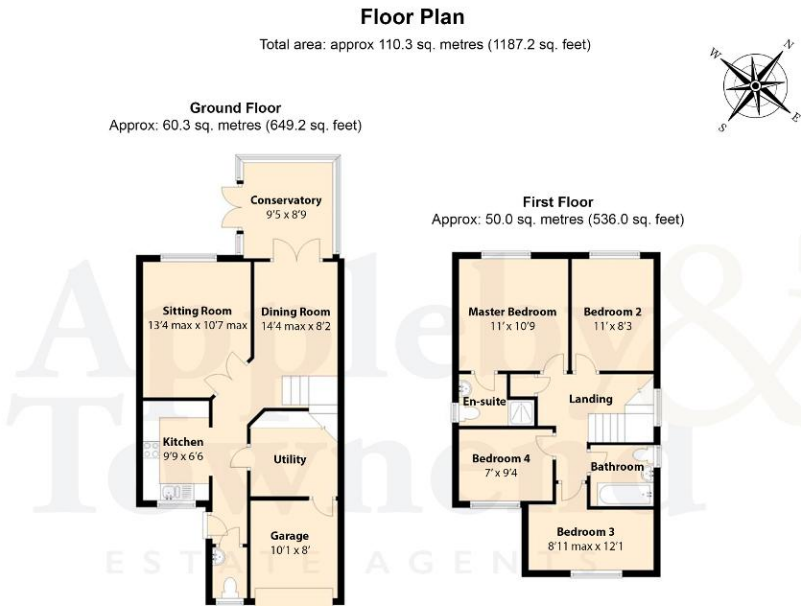
## KEY FEATURES

- Detached family home
- Master en-suite shower room
- Sitting room
- Conservatory
- Off road parking for two cars
- Four good sized bedrooms
- Stylish newly fitted kitchen
- Spacious dining area
- Separate utility
- Enclosed Westerly facing rear garden









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

ENERGY EFFICIENCY

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 81   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 66   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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