

Sold

4 BEDROOM DETACHED | HARGREAVES ROAD, BA14 | £365,000

DESCRIPTION

This lovely four bedroom family home is located in a popular residential location and well positioned in a quiet cul-de-sac position.

Through the front door there is a large, light and spacious entrance hall providing access to a 20ft sitting room with a beautiful double aspect and French doors to the rear patio, a good sized dining room with double doors and a fitted kitchen with plenty of storage, wall and base units and a separate utility room.

Upstairs there are three double bedrooms and a large single with the benefit of a fantastic en-suite shower room with a gorgeous feature window providing plenty of light.

Outside and to the front is off road parking for a car, a single garage providing a very private frontage with no pedestrian access and pretty gardens.

There is a fantastic larger than average fully enclosed and secure garden to the rear with private aspects, a great area to entertain guests and providing plenty of room for growing children to run around.

All in all, a great opportunity to purchase this substantial family home with lots of space and potential.

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

- Desirable family home
- Amazing Master en-suite
- Fitted kitchen
- Family bathroom
- Large fully enclosed rear garden
- Cul-de-sac location
- 20ft double aspect sitting room
- Separate utility & dining room
- Downstairs facilities
- Off road parking and a single garage





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)

APPLEBY & TOWNEND

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