



4 BEDROOM DETACHED | VICTORIA ROAD, BA14 | GUIDE PRICE £700,000



## DESCRIPTION

This rare family home, situated on the highly desirable Victoria Road, is well-positioned in the town's Hilperton side. Nestled within 0.26 acres of meticulously maintained and beautifully landscaped gardens, this property is sure to impress.

Stepping through the front door, you'll be greeted by a bright and spacious entrance hall with a downstairs cloakroom. This area provides access to a bespoke contemporary-style fitted kitchen with ample storage and worktop space. A fantastic separate utility room, also fitted with bespoke storage, is conveniently located nearby.

The ground floor also features a gorgeous dining room with French doors that open to the rear garden. An elegant sitting room with a bay window provides ample natural light.

Upstairs, the Master bedroom boasts a bay window, cleverly designed built-in wardrobes and a dressing area. Across the landing, there's a desirable bathroom with a separate shower, toilet, and three more generously sized double bedrooms.

The rear of the property features a wonderful garden, primarily laid to lawn and fully enclosed, making it ideal for entertaining guests and raising children. A large summerhouse provides a cozy spot to enjoy the garden during the spring and summer months.

The front of the property offers a large garden, providing ample privacy from the quiet road. A gravelled driveway, gated with ample space for multiple vehicles, leads to a garage.

In summary, this beautifully maintained detached family home is a rare and unique family home waiting to be discovered. Don't miss out on the opportunity to make this exceptional property your own. Please





contact us promptly to avoid disappointment.

The property is located in one of the most desirable roads in the county town of Trowbridge, which offers a diverse range of retail outlets, numerous amenities, and is currently undergoing impressive improvements. It features a multi-screen cinema complex in St Stephen's Place, along with a selection of restaurants. Biss Meadow Country Park, with its tree-lined paths and river walks, is also nearby. Additionally, the railway station provides convenient access to Bradford on Avon, nearby cities Bath and Bristol, and London.

The town is also home to a variety of historic buildings and beautiful walks, including the Kennet and Avon Canal and Southwick Country Park. The world heritage city of Bath, approximately 10 miles away, offers a comprehensive selection of retail stores and the renowned Theatre Royal.

Within walking distance, there are two primary schools and three secondary schools, including Bellefield Primary & Nursery School and St. Augustine's Catholic School. A bus is also available to St. Laurence School in Bradford on Avon. Bath offers a variety of private schools, such as King Edwards and Monkton Combe.

The A350 passes the town's fringe, leading to the M4 via Chippenham and the A303 and A36 to the south.

Local Authority: Wiltshire Council

Council Tax Band: F

EPC Rating: New EPC on it's way soon

All mains services connected. Gas central heating.

Floor Plan to follow

## KEY FEATURES

- Extremely rare to the market
- Sitting room with bay window
- Desirable fitted kitchen & Utility
- Beautiful bathroom with separate shower



- Nestled within 0.26 acres
- Highly desirable location
- Separate dining room with French Doors
- Four, proper double bedrooms
- Downstairs cloakroom
- Gated driveway and garage







ENERGY EFFICIENCY

| 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

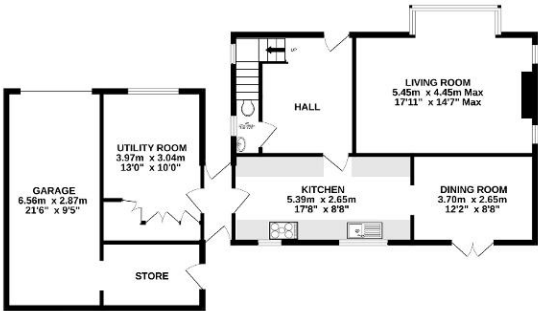
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

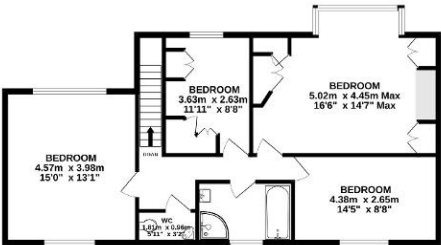
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GROUND FLOOR  
99.7 sq.m. (1074 sq.ft.) approx.



1ST FLOOR  
77.4 sq.m. (833 sq.ft.) approx.



TOTAL FLOOR AREA : 177.1 sq.m. (1906 sq.ft.) approx.

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 or efficiency can be given.  
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