



3 BEDROOM DETACHED | TOPCLIFFE ROAD, BA14 | GUIDE PRICE £335,000

DESCRIPTION

Offered to the market in excellent condition throughout, this beautifully presented three-bedroom detached home is ideally located in a sought-after residential area on the southern fringe of Trowbridge. Set within a quiet cul-de-sac just moments from everyday conveniences, green spaces, and reputable schools.

The property features a spacious lounge with a large front window that fills the room with natural light. To the rear, a modern open-plan kitchen and dining area provides a perfect social space, complete with integrated appliances and French doors that open out onto the private rear garden. Just off the kitchen is a separate utility room, offering additional space for laundry and storage. A downstairs WC adds further convenience.

Upstairs, the principal bedroom benefits from a sleek en-suite shower room. Two further well-proportioned bedrooms offer flexibility for use as children's rooms, guest accommodation, or a home office. The contemporary family bathroom is finished to a high standard with a white suite and stylish tiling.

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining. There is gated side access and a driveway to the front offering off-street parking for two vehicles. The property also benefits from gas central heating and double glazing throughout.

The home is situated within the popular Castle Mead development, a family-friendly neighbourhood with easy access to a range of local amenities. Within a short walk, you'll find Budgens convenience store and Castle Mead Primary School, as well as nearby parks and play areas. For dining and socialising, The Generous George pub is located just down the road, offering food, drinks, and a relaxed atmosphere, while The Lion and Fiddle in nearby Hilperton provides a

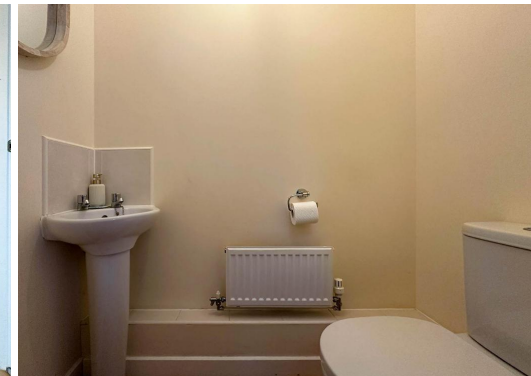
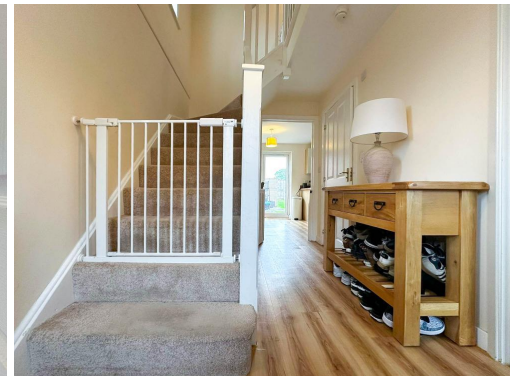


cosy, traditional pub setting with a well-regarded menu.

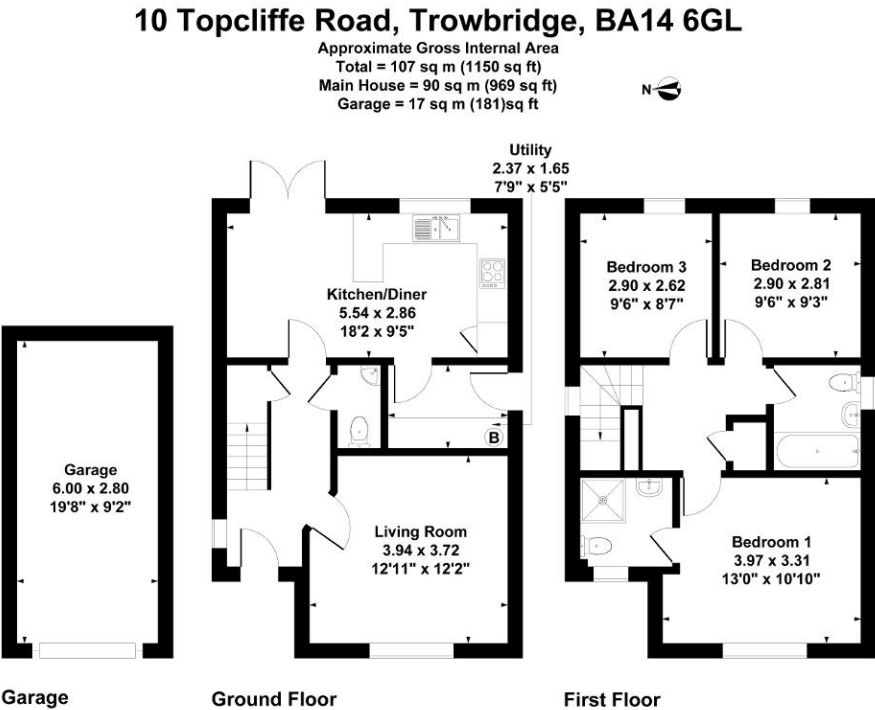
Trowbridge town centre is approximately 2 miles away and offers a wider selection of amenities including The Shires Shopping Centre, a multi-screen Odeon cinema, a range of restaurants, and national supermarkets such as Sainsbury's, Tesco Extra, and Marks & Spencer. The nearby Trowbridge railway station provides direct rail links to Bath, Bristol, Salisbury and London Waterloo, making it ideal for commuters. The A350 and the M4 corridor are also easily accessible for travel by car.

KEY FEATURES

- Detached Family Home
- Garage & Driveway
- Utility Room
- Three Bedrooms
- Kitchen Dining Room
- Nearby Local Amenities







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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	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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