



4 BEDROOM DETACHED | AZALEA DRIVE, BA14 | OFFERS IN EXCESS OF £375,000

DESCRIPTION

This beautifully presented four-bedroom detached family home is situated in a quiet cul-de-sac on the sought-after southern side of Trowbridge, just a short walk from the railway station. Offering generous internal space, a practical layout, and excellent access to local amenities and schools, the property is ideally suited to families, professionals, and commuters alike.

The ground floor accommodation is bright and spacious, beginning with a welcoming entrance hall that leads to a large living room featuring an electric fireplace. The living room flows openly into the adjoining dining area, making it ideal for family meals or entertaining guests. The dining room then leads through to a conservatory that overlooks the rear garden and offers additional living space filled with natural light throughout the year.

The separate kitchen breakfast room is well-equipped with a range of modern fitted units, ample worktop space, and room for a breakfast table. Adjacent to the kitchen is a practical utility room with plumbing for laundry appliances and a door providing access to the rear garden. A downstairs WC completes the ground floor, offering convenience for both family members and visitors.

Upstairs, the property comprises four bedrooms, including a generous master bedroom complete with built-in wardrobes and a modern en-suite shower room. The second bedroom is also a good-sized double and benefits from built-in wardrobes. Two further bedrooms provide flexible accommodation, suitable as additional bedrooms, or home offices. The family bathroom is fitted with a white three-piece suite including a bath with overhead shower.

Externally, the property benefits from a well-maintained, enclosed rear garden that is mainly laid to lawn with a patio seating area, perfect for summer



barbecues, relaxing, or safe play for children. To the front, there is driveway parking for two vehicles in addition to a single garage, offering excellent off-road parking and storage.

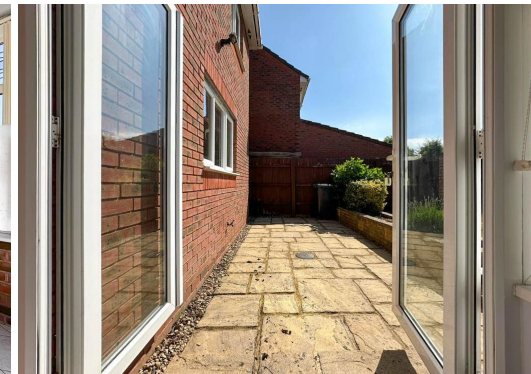
The property's location provides excellent transport links with Trowbridge railway station nearby, offering direct rail services to Bath, Bristol, Westbury, and further afield, making it a convenient choice for commuters. The town is also well connected by road, with easy access to the A350 and the M4 motorway, linking residents to the wider South West and London.

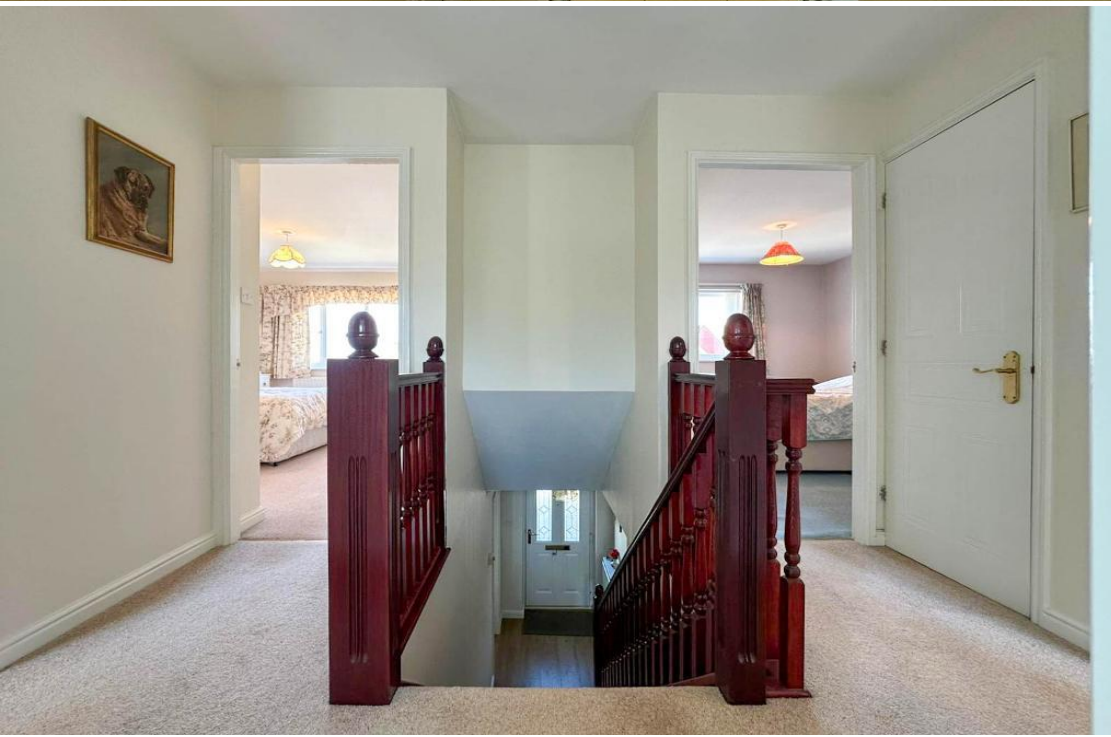
For families, the property falls within the catchment of several well-regarded schools, including primary and secondary options. Nearby primary schools include Walwayne Court School and St John's Catholic Primary, while secondary schools such as The John of Gaunt School, St Augustine's Catholic College, and The Clarendon Academy are all within easy reach.

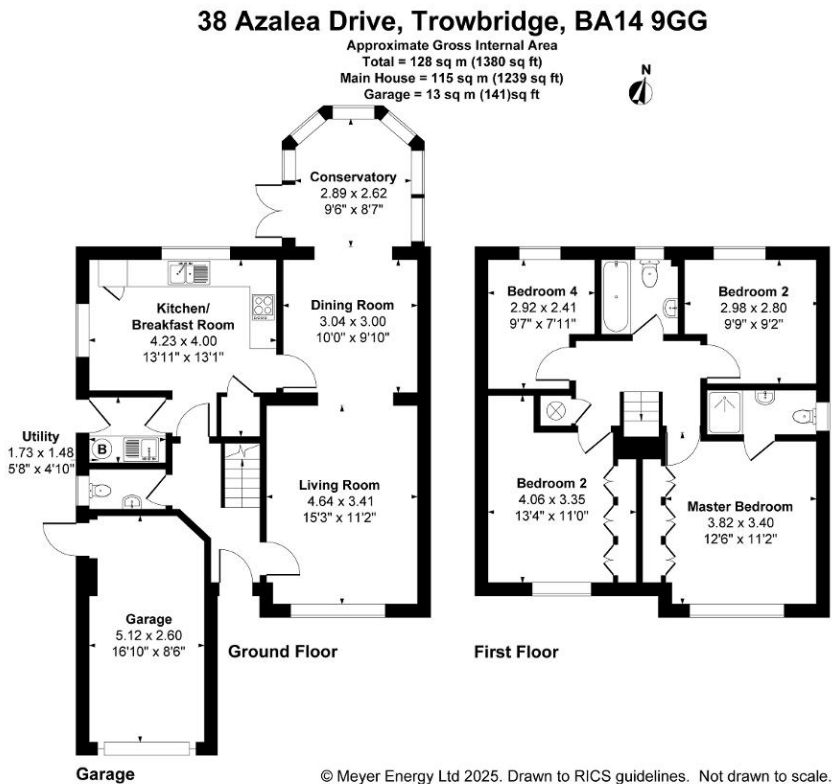
The area offers a wide range of local amenities, including supermarkets like Marks & Spencer, Sainsbury's, and Tesco nearby, while the town centre provides further options for shopping, banking, and healthcare services.

KEY FEATURES

- Four Bedroom Detached
- 3 Reception Rooms
- Spacious Kitchen Breakfast Room
- Enclosed Rear Garden
- Garage & Driveway
- Nearby Primary & Secondary Schools
- En Suite Master Bedroom
- No Onward Chain







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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		84 B
69-80	C	70 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.

APPLEBY & TOWNEND

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk