



5 BEDROOM SEMI-DETACHED | KENWOOD CLOSE, BA14 | GUIDE PRICE £390,000

DESCRIPTION

Well positioned on the sought-after Green Lane side of town, this rarely available five-bedroom semi-detached home has been thoughtfully extended to create generous living space, ideal for a growing family.

Step inside to a bright and welcoming entrance hall that sets the tone for the home. From here, you'll find a versatile home office (or fifth bedroom), a comfortable sitting room, and the real heart of the property, a magnificent open-plan kitchen and dining area. Flooded with natural light, this space is perfect for everyday family life as well as entertaining guests. A separate utility room, several handy storage cupboards, and a downstairs cloakroom complete the ground floor.

Upstairs offers four well-proportioned bedrooms, two of which benefit from built-in wardrobes. The main bedroom enjoys its own en-suite shower room, while a modern family bathroom with a separate shower serves the remaining rooms.

To the rear, the south-facing garden is designed for easy maintenance, with a blend of patio and lawn making it perfect for alfresco dining and family play. At the front, a generous driveway provides ample off-road parking for multiple vehicles.

All in all, this is a superb opportunity to secure a spacious family home in a highly regarded location, ready for its next owners to make their mark.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: C
EPC Rating: C
All mains services connected
Gas central heating

The Green Lane side of Trowbridge is one of the



town's most sought-after areas, thanks to its blend of established residential roads, excellent local amenities, and easy access to countryside walks. Families are particularly drawn here for the highly regarded local schools, while everyday essentials are close at hand with shops, supermarkets, and leisure facilities all within easy reach.

For commuters, Trowbridge railway station provides regular direct services to Bath, Bristol, and beyond, while the A350 links quickly to the M4. The town centre offers a wide choice of restaurants, cafés, and independent shops, along with a cinema and leisure centre.

At the same time, the Kennet & Avon Canal and nearby open spaces offer wonderful opportunities for walking, cycling, and enjoying the outdoors; giving the Green Lane side of town a balance of convenience and lifestyle that makes it a consistently popular choice for buyers.

KEY FEATURES

- Five bedroom semi detached home
- Spacious sitting room
- Kitchen dining room & separate Utility
- Study / fifth bedroom
- South facing rear garden
- Sought after location
- Fabulous open plan living
- Downstairs cloakroom
- Master en-suite and built in wardrobes
- Plenty of off road driveway parking





ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

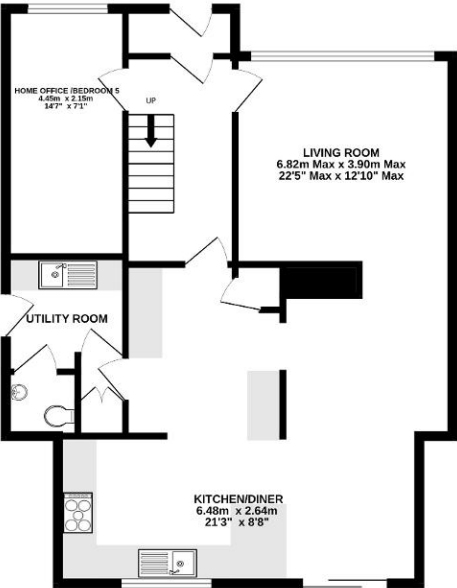
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

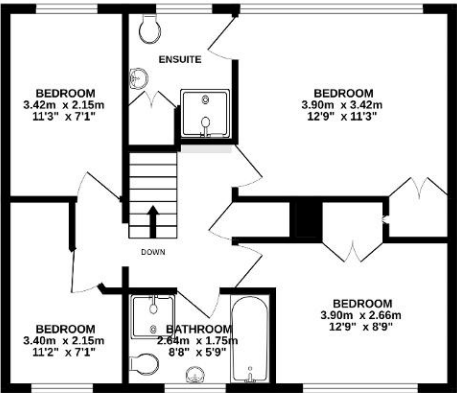
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GROUND FLOOR
74.6 sq.m. (803 sq.ft.) approx.



1ST FLOOR
54.3 sq.m. (585 sq.ft.) approx.



TOTAL FLOOR AREA : 129.0 sq.m. (1388 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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