

**Sold**



4 BEDROOM DETACHED | RUNNYMEDE GARDENS, BA14 | OFFERS IN EXCESS OF £360,000

## DESCRIPTION

Situated at the head of a quiet cul-de-sac this impressive modern detached family house offers impressively proportioned and superbly maintained accommodation arranged over three floors. The reception hallway leads through to a large bay-fronted living room and on past an under stairs cloakroom to a stunning open plan kitchen / dining room. The first floor comprises two double bedrooms and a large single along with a smartly appointed family bathroom. The upper floor is given over in its entirety to a master bedroom suite with large en-suite shower room and walk-in double wardrobe.

Externally there is a large driveway to the front providing an abundance of private off-road parking which leads to a larger than average garage. There are pretty gardens to both the front and rear providing a wonderful outdoors living space.

Situated at the heart of Trowbridge to the South of the town centre in a quiet residential cul-de-sac just off of the popular Holbrook Lane, which provides great access to a wide range of local amenities including the highly regarded Holbrook Primary School, The Clarendon Academy, Trowbridge College and Grove Primary School, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby A363 leading to the south towards the A350, whilst commuters are well served with Trowbridge Rail Station (London Paddington) found just 1.1 miles to the north.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: B

Mains electricity, gas, water and drainage connected.

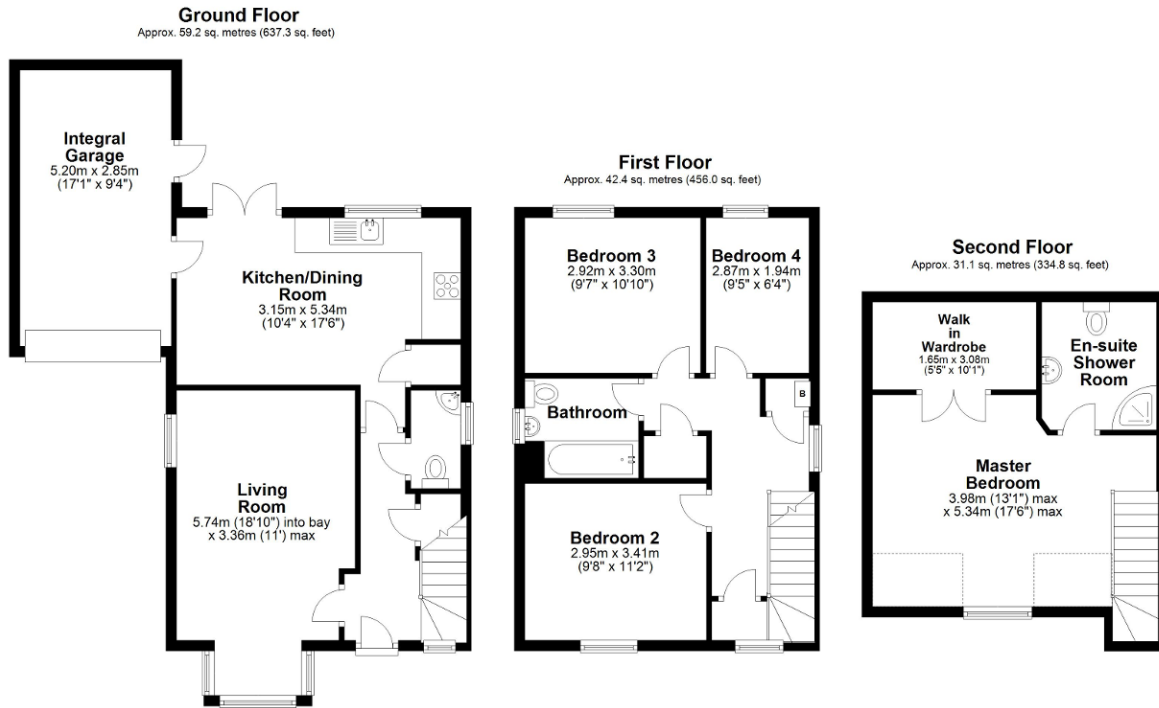


## KEY FEATURES

- Modern detached family home
- Bay fronted living room
- En-suite facilities to master
- Integral garage
- Remainder of NHBC Guarantee
- Four bedrooms
- Open plan kitchen / dining room
- Ample off-road driveway parking
- Pretty front and rear gardens
- Quiet cul-de-sac location







Total area: approx. 132.7 sq. metres (1428.1 sq. feet)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   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.

## APPLEBY & TOWNEND

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