

Sold



4 BEDROOM SEMI-DETACHED | HORNBEAM ROAD, BA14 | £250,000



## DESCRIPTION

This four bedroom semi-detached family home is situated within a quiet cul-de-sac location just off the highly regarded Silver Street Lane. Just a short walk away from the ever-popular Grove primary school and within easy level walking distance of many close by amenities". On the ground floor there is an entrance hall with downstairs cloakroom, a modern fitted kitchen / dining room with a bay window and a 16ft sitting room with French doors leading out to the delightful South West facing fully enclosed rear garden with side access and a door leading to the larger than average single garage. On the first floor there are two double bedrooms, one with built in wardrobes, a single bedroom currently being used as an office and a family bathroom. On the top floor is a large Master bedroom with plenty of storage and a lovely en-suite shower room. Outside there is driveway parking in front of the garage. A great house offering plenty of space.

Hornbeam Road, ideally situated just off Silver Street Lane in a quiet cul-de-sac location, is a 20 min walk to the County Town of Trowbridge that provides many amenities that also include St Augustine' Catholic College, The John of Gaunt School, The Clarendon Academy and Trowbridge College. There is also a cinema complex, a Marks & Spencers Food Hall and many other shopping facilities, many sports amenities and a main line train station with services to London Waterloo.

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





## KEY FEATURES

- Four bedroom Semi-detached family home
- Walking distance to many amenities!
- 16ft sitting room
- Family bathroom
- Driveway parking
- Quiet cul-de-sac location
- Modern fitted kitchen / dining room
- Three double bedrooms and a single
- South West facing fully enclosed garden
- Garage with pitched roof

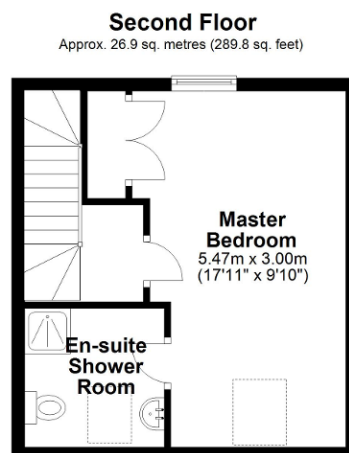
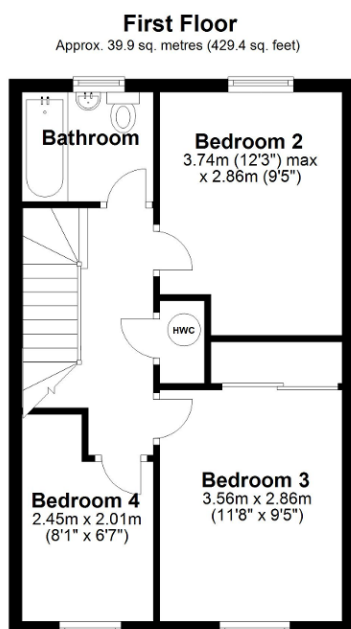
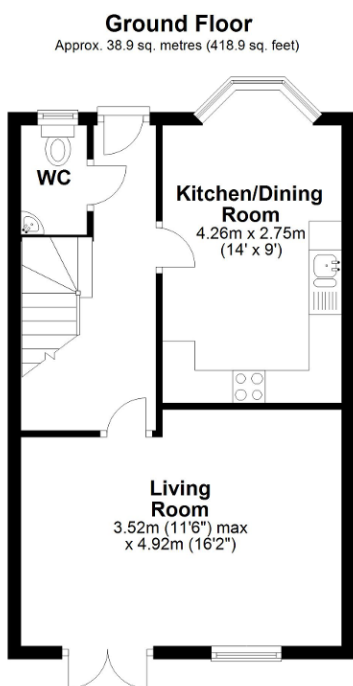






## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 105.7 sq. metres (1138.1 sq. feet)

## 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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