Appleby & Townend
ESTATE AGENTS

Sold

4 BEDROOM DETACHED | HOLBROOK LANE, BA14 | **£300,000**

DESCRIPTION

Modern detached family home that has been comprehensively renovated by the current owner to create a contemporary styled open-plan living space on the ground floor with a superbly appointed kitchen / dining room, cosy living room with feature fireplace, useful utility room and downstairs cloakroom. Upstairs this lovely home offers four bedrooms, three of which are good size doubles and a smartly presented refitted shower room.
Externally there is ample off-road parking leading to the integral garage, whilst to the rear there is a low maintenance flag-stoned garden perfect for entertaining.

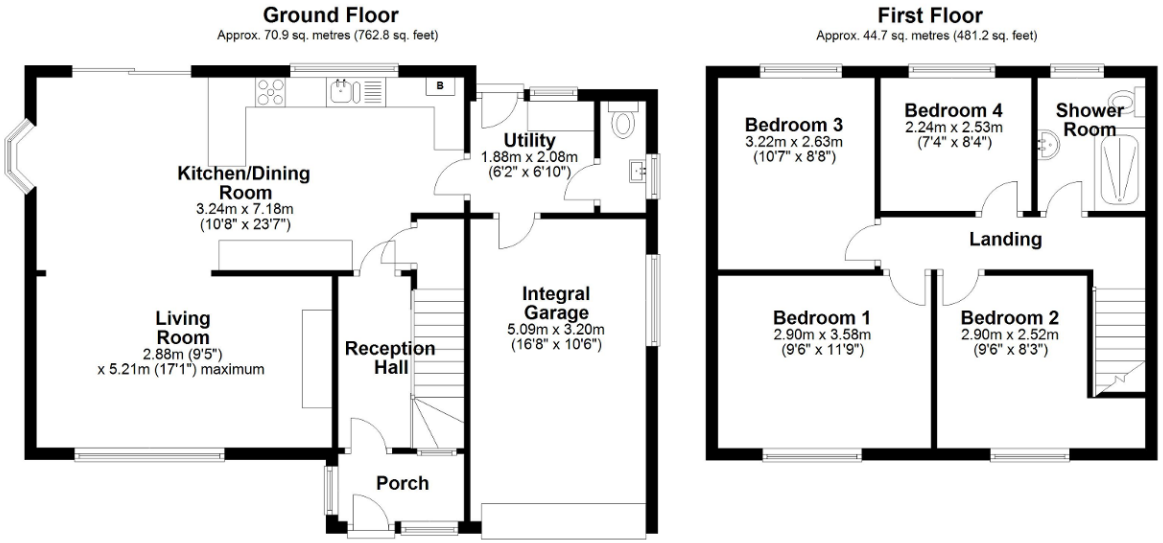
Ideally situated to the south of the town centre, the property offers good access to all the local amenities found in the town which is within a 1 mile walk. The Clarendon Academy, Trowbridge College and Grove Primary School are also found within a short walk, making the property an ideal choice as a 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: D
EPC Rating: C
Mains electricity, gas and water. Septic tank private drainage.

KEY FEATURES

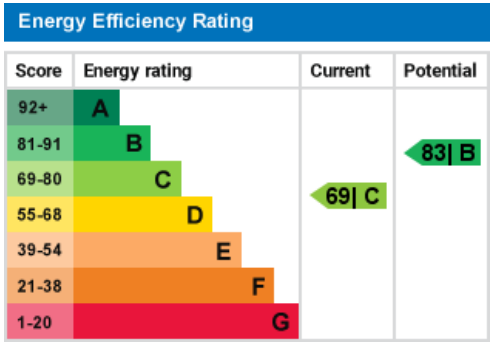
- Modern detached family home
- Open plan kitchen / dining room
- Utility room and separate WC
- Integral garage
- Low maintenance gardens
- Four bedrooms
- Living room
- Smartly presented shower room
- Extensive driveway parking
- Gas central heating and double glazed

WHEN WE BELIEVE
IN OURSELVES WE CAN
MAKE ANYTHING HAPPEN



Total area: approx. 115.6 sq. metres (1244.0 sq. feet)

ENERGY EFFICIENCY



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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