



DESCRIPTION

Much more than initially meets the eye. This impressive and substantial five-bedroom family home is versatile and has been beautifully and cleverly transformed by the current owners.

On the ground floor there is a large sitting room with wood burning stove, a contemporary style kitchen/breakfast room, separate utility room, dining room, and a magnificent 18ft conservatory allowing enjoyment of the rear garden all year round. There is also a family bathroom and three double bedrooms, one of which has a lovely en-suite.

Upstairs in the stunning loft conversion, there are two sizable double bedrooms with large 'Velux' windows providing plenty of light and there are built in wardrobes, under eaves storage and a stylish shower room between the two.

Outside and to the front is an 'in and out' driveway providing privacy, plenty of off-road parking and access to the garage.

The rear garden is where this very special home comes into its own. There is an elegant rear patio from the conservatory, which is ideal for entertaining guests and alfresco dining. Walking through and just to the right of the fountain there is a beautifully worked fenced off vegetable patch, which will impress anyone looking to grow their own produce. Moving forward into the apple orchard which feels extremely private, housing a good-sized outbuilding and surrounded by well-established trees and shrubs. There are also two very well-placed greenhouses, which once again will be ideal for growing plenty of exciting plants, fruit and vegetables and a garden store/utility/potting room. All in all, a true 'Tardis' of a home and perfect for any growing family looking to live 'the good life'.

Marsh Road is positioned in a quiet village location on the outskirts of Trowbridge. Within easy level walking distance to the local shop, primary school, nearby Kennet and Avon canal, The Nursery Garden Centre, Avonfield kitchen and lovely open countryside walks.



Hilperton Marsh is just two miles away from the town centre. Bradford on Avon is just three miles away and the Georgian City of Bath is within nine miles.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: C

All mains services connected. Gas central heating.

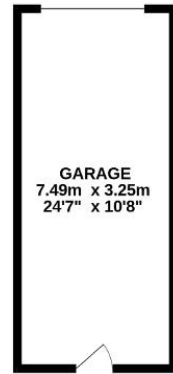
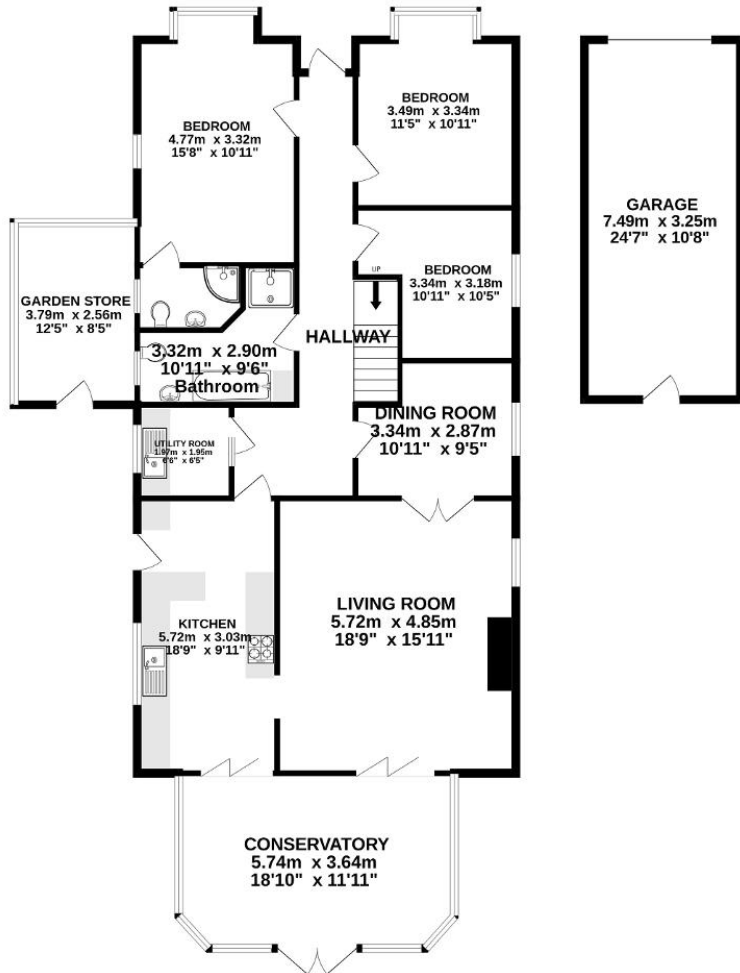
KEY FEATURES

- Beautiful detached family home
- Stunning loft conversion
- Large sitting room with wood burner
- 18ft Conservatory
- 'In out' driveway and plenty of parking
- Updated & Improved
- Five double bedrooms
- Stylish kitchen/breakfast room
- 0.33 of an acre
- Garage and workshop





GROUND FLOOR
175.3 sq.m. (1887 sq.ft.) approx.



1ST FLOOR
56.1 sq.m. (604 sq.ft.) approx.

TOTAL FLOOR AREA : 231.4 sq.m. (2490 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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.

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