

Sold  
STC



4 BEDROOM SEMI-DETACHED | BLAIR ROAD, BA14 | GUIDE PRICE £320,000

## DESCRIPTION

This four bedroom semi detached family home is an delight and has been very much improved by the current owners.

Through the front door there is a light and spacious entrance hall providing access to a larger sitting room with a bay window and wood burning stove, a second sitting room/snug also with a wood burner, which in turn leads to a fantastic kitchen/dining room with a contemporary style fitted kitchen. The garage has been converted in to a fourth bedroom with a separate showery room and provides an ideal space to keep the utilities away from the kitchen. This could also be used as a separate annex is required.

Upstairs there are three good sized bedrooms, two of which has built in wardrobes and a desirable family bathroom.

There is plenty of off road driveway parking to the front and a fully enclosed rear garden with a wonderful patio, ideal for entertaining in the spring/summer months to come.

All in all a lovely family home which has been cleverly converted and modernised.

Trowbridge is the county town of Wiltshire and has benefitted from significant development over recent years, which is still ongoing. A One Stop convenience store & Studley Green Primary School is within easy walking distance and the Town offers a good range of both primary and secondary schools, excellent shopping, restaurants, and leisure facilities, including a multiplex cinema and sports centre.

Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

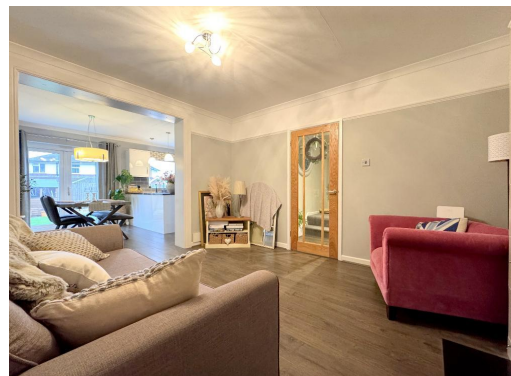
Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: B  
EPC Rating: D



All mains services connected. Gas central heating.

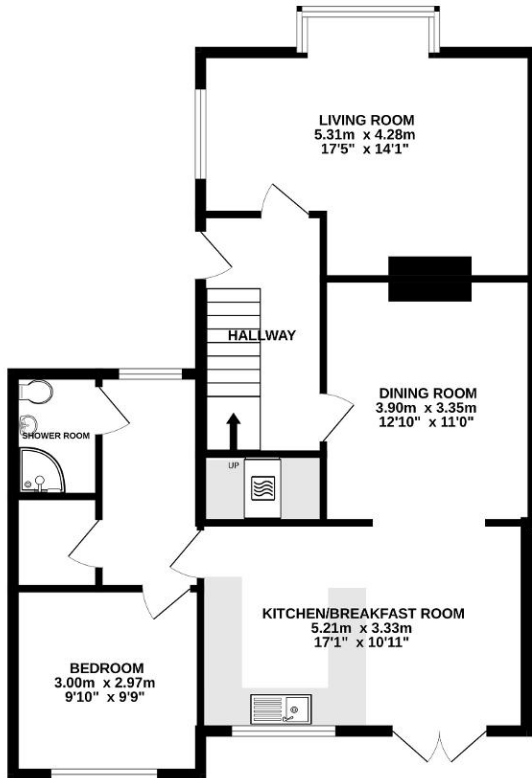
## KEY FEATURES

- Four bedroom family home
- Large sitting room with wood burner
- Desirable kitchen / dining room
- Storage and utility
- Plenty of off road parking
- Semi-detached
- Second sitting room with wood burner
- Downstairs shower room & fourth bedroom
- Updated central heating
- Fully enclosed rear garden

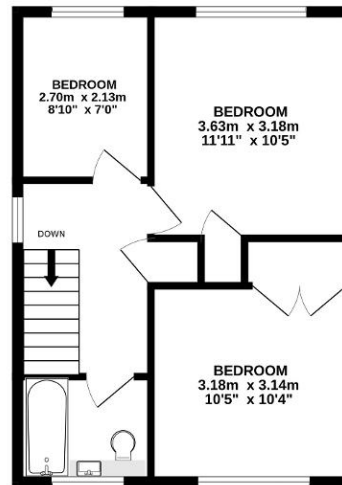




GROUND FLOOR  
77.2 sq.m. (831 sq.ft.) approx.



1ST FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 117.2 sq.m. (1261 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.  
Made with Metropix ©2024

## ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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

4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910

E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)

Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)