



3 BEDROOM SEMI-DETACHED | CARISBROOKE CRESCENT, BA14 | OFFERS IN EXCESS OF £315,000

DESCRIPTION

Situated in the sought-after Hilperton Marsh area to the north of Trowbridge, this well-maintained three-bedroom semi-detached home offers generous living space, modern convenience, and a practical layout, making it a fantastic opportunity for a variety of buyers. Located in a quiet and desirable residential crescent, the property benefits from a large private driveway with parking for multiple vehicles, a detached single garage equipped with power and lighting, and attractive front and rear gardens that enhance both usability and curb appeal.

The ground floor opens into a bright and welcoming entrance hall, leading to a stylish open-plan kitchen and dining room at the front of the property. This sociable space is well-appointed with ample worktop and storage, integrated cooking appliances, and room for a full-size dining table, ideal for both everyday living and entertaining. To the rear, the spacious living room provides a comfortable area for relaxation with views over the garden.

Also on the ground floor is a practical utility area, which includes an enclosed laundry space with plumbing for a washing machine and a vent for a tumble dryer, as well as a convenient downstairs WC and additional storage.

Upstairs, the property offers two generous double bedrooms, each with space for wardrobes and furniture, along with a well-sized single bedroom, perfect as a nursery, guest room, or home office. A modern family bathroom completes the first floor, featuring a clean, neutral suite with a bath and shower over, basin, and WC.

The rear garden enjoys a mix of patio, lawn, and mature shrubs, creating a private, low-maintenance outdoor space. A side access gate provides convenient entry to the detached garage, which, with its power and



lighting, is ideal for storage, a workshop, or potential hobby use.

Additional benefits include gas central heating, double glazing throughout, and a location within easy reach of Trowbridge town centre, schools, parks, and excellent transport links. Trowbridge railway station offers direct services to Bath, Bristol, and London, making this home ideally placed for commuters and families alike.

This property is situated in a quiet residential crescent on the northern side of Trowbridge, one of Wiltshire's most popular and well-connected towns. Trowbridge offers a wide range of amenities including several large supermarkets, independent shops, cafes, restaurants, leisure centres, and a multi-screen cinema. The town centre is just a short drive or walk away and provides everything needed for day-to-day living.

For families, there are well-regarded local primary and secondary schools within walking distance, along with nearby parks and green spaces for outdoor activities. The surrounding area is also rich in countryside walks, canal paths, and cycling routes.

Trowbridge benefits from excellent transport links, with the mainline railway station offering direct services to Bath (approx. 20 mins), Bristol, Salisbury, and London Waterloo. For drivers, there is easy access to the A361, A350, and M4 motorway (via Chippenham), making commuting straightforward.

Nearby attractions include the historic city of Bath, just 10 miles away, known for its Georgian architecture, Roman Baths, and vibrant cultural scene. The towns of Bradford-on-Avon and Westbury are also close by, offering additional amenities and scenic charm.

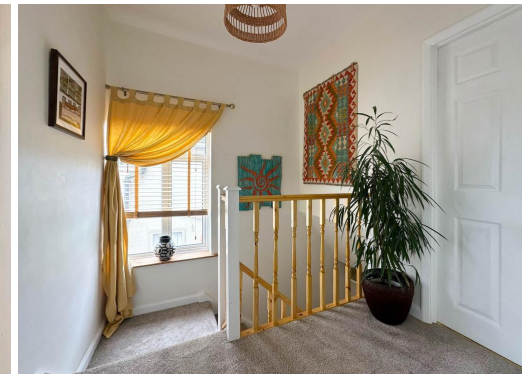
Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

Mains Gas, Electricity, Water and Drainage.

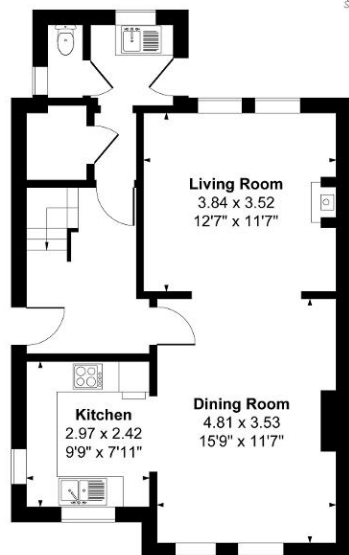


KEY FEATURES

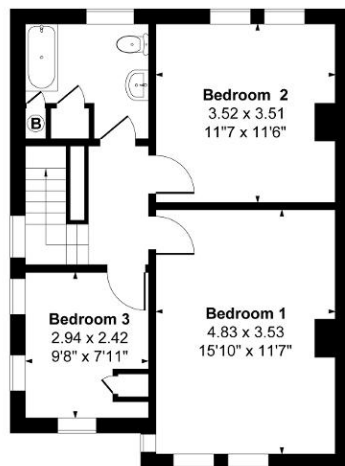
- Three Bedrooms
- Single Garage & Driveway
- Large Rear Garden
- Semi Detached
- Open Plan Living
- Ample Driveway Parking



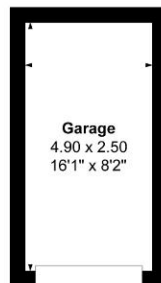
Gross Internal Area (Approx.)
Main House = 104 sq m / 1,121 sq ft
Garage = 12 sq m / 132 sq ft
Total Area = 116 sq m / 1,253 sq ft



Ground Floor



First Floor



Garage

ENERGY EFFICIENCY

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 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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