



21 Halfway Close
Trowbridge
BA14 7HQ

Extremely spacious, well presented and set in a wonderfully large, level plot just on the outskirts of the town. The property provides 5 bedrooms, 3 reception rooms, ensuite facilities, detached double garage, parking and ample storage.

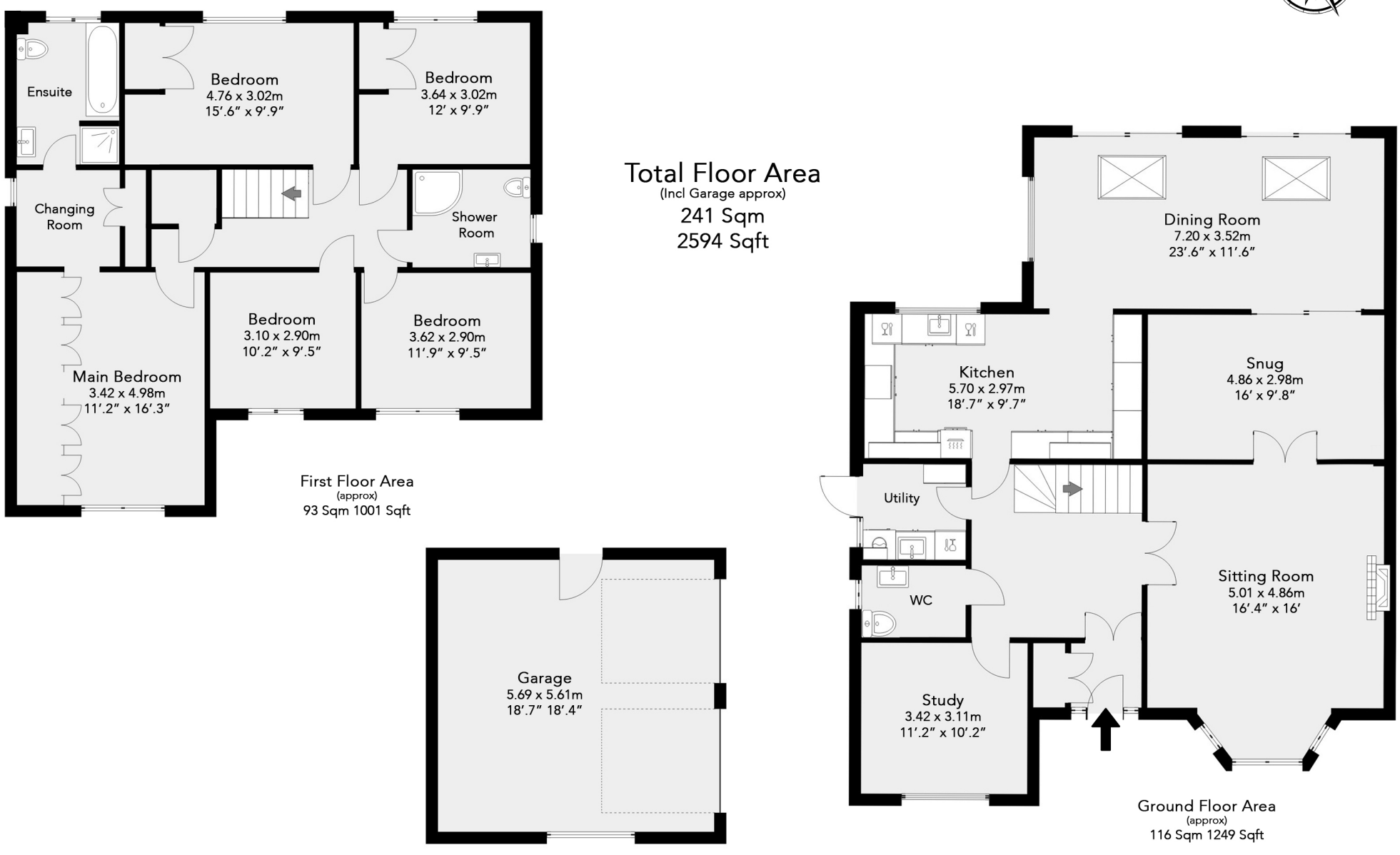
Property Features

- 5 bedrooms
- Detached family home
- 3 reception rooms
- Ensuite facilities
- Generous level plot
- Double garage
- Parking
- Quiet location

Tenure: Freehold

£800,000

21 Halfway Close, Trowbridge, BA14 7HQ



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being and accurate representation neither by the vendor nor their agent

Accommodation

Ground Floor

Covered Entrance Porch

With courtesy light, front door to:-

Entrance Hall

With single panel radiator, cloaks cupboard, glazed double doors to:-

Inner Hall

With solid wood flooring, stairs rising and turning to first floor landing, understairs storage cupboard.

Study

With front aspect double glazed window, range of built-in shelving.

Cloakroom

With low flush WC, pedestal wash hand basin, part tiled walls, wall mounted fuse box, side aspect frosted double glazed window.

Utility Room

With wall mounted gas fired Ideal boiler providing domestic hot water and central heating, part tiled walls, work surface area incorporating single bowl stainless steel sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, tiled flooring, side aspect frosted window, obscure glazed external door.

Sitting Room

With front aspect double glazed bay window having plantation shutters, downlighting, feature fireplace, radiators, glazed double doors to:-

Reception Room 2

With sliding glazed doors to:-

Kitchen

Comprises a matching range of floor and wall mounted gloss units having granite work surface area incorporating Franke sink with mixer tap, drinking water feed and scored drainer, 5 ring Miele induction hob having stainless steel extractor over, built-in appliances including; high level oven, plate warming drawer, microwave oven, 2 Miele dishwasher, 2 fridges and freezer, pull-out a larder cupboard, further large corner
pantry cupboard, breakfast station with granite work surface and breakfast bar, tiled flooring, rear aspect double glazed window and downlighting, archway to:-

Garden Room/Dining Room

With 2 sets of sliding patio doors to the rear garden, side aspect double glazed window, 2 rear aspect Velux windows, downlighting, tiled flooring having underfloor heating.

First Floor

Landing

With doors lead to all bedrooms and family shower room, access to loft space, airing cupboard, radiator.

Bedroom 1

With front aspect double glazed window overlooking the front garden, driveway and garage, downlighting, range of built-in wardrobes and shelving, book shelves, air conditioning, archway to :-

Dressing Area

With a range of fitted wardrobes and drawers, side aspect frosted double glazed window, door to:-

Ensuite Bathroom

Comprising low flush WC, pedestal wash hand basin, bidet, bath with mixer tap and telephone shower attachment, shower cubicle with a Myra thermostatic shower and chrome riser, part tiled walls, radiator, rear aspect frosted double glazed window.

Bedroom 2

With rear aspect double glazed window, built-in a double wardrobe and desk with numerous drawers.

Bedroom 3

With rear aspect double glazed window, 2 built-in wardrobes having bridging unit and a further double built-in wardrobe.

Bedroom 4

With front aspect double glazed window, single panelled radiator.

Bedroom 5

With front aspect double glazed window, single panel radiator.

Shower Room

Having been refitted and boasts a double width walk-in shower cubicle with monsoon shower head and telephone shower attachment, polished tile flooring, WC with concealed cistern, range of built-in cupboards and drawers, wash hand basin with a mixer tap, vanity cupboard, side aspect double glazed frosted window, downlighting.

Externally

Garden, Garage and Parking

The property is approached via a shingle driveway which provides hardstanding and off road parking for 4/5 vehicles and leads to the detached double garage which has 2 electrically operated up and over doors, pitched roof for storage, obscured side aspect window, power, lighting and shelving. To the rear of the garage there is a useful potting shed.

The front garden is mainly laid to level lawn and enclosed by mature laurel hedgerow and lavender with beautiful roses growing up the front of the property, a terraced area and gated access to the brick block paved side terrace with hot tub. A wooden arched gate leads to the rear garden which is well enclosed by 6' privacy fencing and conifer hedgerow. It is predominantly laid to level lawn with a water feature set centrally and mature and well tended shrubbery borders.

A semi-circular patio extends from the garden room which is ideal for outside dining. There are outside courtesy lights, power and water feed.

To the easterly side of the property, located behind an ornamental garden there is a large timber shed for garden equipment.









Situation

21 Halfway Close is situated just off the favoured Hilperton Road within the County town of Wiltshire. Trowbridge provides a full range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is approximately 12 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 17 miles away.

Description

21 Halfway Close was built by renowned local developers Messrs Ashford Homes some years ago in a quiet, tucked away cul-de-sac location.

It is approached by a large shingle driveway providing hardstanding for numerous vehicles. The driveway passes the double garage and leads to the central pathway to the front door.

Once inside, the space is easy to see with a spacious, front aspect sitting room, opening to the second reception room and onto the garden room. There is a study to the other side of the front door, utility room, cloakroom and improved kitchen which also leads into the wonderful garden room.

Up stairs there are 5 bedrooms with the main one having a dressing room an ensuite. The first floor accommodation is completed by a family bathroom.

All in all the plot measures approximately .25 acres comprising mainly level lawns, a smaller Asian garden to the east side, large patio to the side and rear, hot tub, private access to the garden, summerhouse and well tended flowering borders.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band G - £4,470.22

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