







BARONS CRESCENT, TROWBRIDGE

£410,000 Freehold

We are delighted to offer for sale this spacious four-bedroom detached family home, ideally located in the sought-after Green Lane area of Trowbridge.







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The property boasts four generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room for added convenience. Bedrooms one and two also feature built-in wardrobe storage, and there is a well-appointed family bathroom to serve the other rooms.

At the front of the house, you'll find a comfortable lounge, while the additional reception room offers versatile space that can be used as a dining room, home office, or playroom.

The kitchen/dining room is particularly impressive, being nearly square in shape and equipped with a fantastic range of storage cupboards and modern fittings. Complementing this space is a highly desirable utility room, which provides excellent functionality and storage, with direct access to the gardens.

The garden is a real highlight, offering a generous outdoor space perfect for family activities, and is further enhanced by a newly added veranda – ideal for relaxing or entertaining.

The property benefits from a modern ventilation system, ensuring clean, fresh air throughout the home. This system also helps to maintain a cooler atmosphere during the warmer summer months, enhancing comfort year-round.

There is direct on-street parking available at the front of the property, in addition to a single garage, providing parking options for the household.

Overall, this is a wonderful family home, offering excellent space, modern amenities, and a prime location. We highly recommend viewing to fully appreciate all that this property has to offer.

The property is located close to the Green Lane woods nature reserve with its lovely walks and wildlife. The property is close to the town centre of Trowbridge with a good selection of nearby supermarkets and conveniences and located on main bus routes. The rail station is on the Wessex Main Line rail link with routes to Bath, Bristol, Cardiff, Waterloo and the south coast.

Please note: We have been advised by the vendor that there is an Annual Service charge to Green Square Accord: £38.40pa





- Four Bedrooms
- En Suite Shower Room
- Spacious Galleried Landing
- Lounge
- Study/Playroom

Entrance Hall

Cloakroom

Lounge 20'3" x 10'11"

Office/Playroom 11'4" x 7'7"

Kitchen/Dining Room 12'5" x 11'4"

Utility Room 7'2" x 5'9"

Bedroom 1 12'1" x 8'8"

En-suite Shower Room

Bedroom 2 11'8" x 10'0"

Bedroom 3 10'0" x 8'6"

Bedroom 4 8'0" x 7'10"

Family Bathroom

Single Garage

Rear Garden

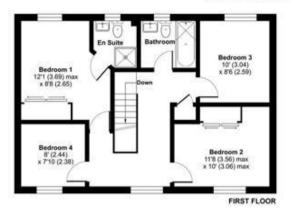
Direct Parking to the Front

- Kitchen/Dining Room
- Utility Room
- South-West Facing Rear Garden
- Single garage

Barons Crescent, Trowbridge, BA14

E

Approximate Area = 1230 sq ft / 114.2 sq m Garage = 143 sq ft / 13.2 sq m Total = 1373 sq ft / 13.2 sq m For identification only. Not a scale







Council Tax Band: E
(Wiltshire Council)
Tenure: Freehold
Annual Service charge to
Green Square Accord:
£38.40pa
Parking options: Garage
Garden details: Enclosed
Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Note:

G

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Current Potential

83

93

Energy Efficiency Rating

В

Not energy efficient - higher running costs

England & Wales

(92-100)

(69-80)

(55-68)

(39-54)

(21-38)

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

Paxtons Estate Agents
15 Hackett Place, Paxcroft Mead,
Trowbridge, Wiltshire BA14 7GW
Phone: 01225 777696

Email: enquiries@paxtonsresidential.co.uk
Web: paxtonsresidential.co.uk

VAT registration number - 245 9691 64 Company Registration: 8776482

