



## 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

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

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



## Barons Crescent, Trowbridge, BA14

Approximate Area = 1230 sq ft / 114.2 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 1373 sq ft / 127.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidooroom 2025. Produced for Paxtons Estate Agents. RSP: 1261661

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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:

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.

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