



52 Azalea Drive Trowbridge BA14 9GG

A beautifully presented and deceptively spacious, three bedroom detached Redrow home situated within a small cul de sac development off the Wingfield Road, close to park, primary & secondary schools, railway station and town centre. The updated interior features new internal doors and shutters, living room, refitted kitchen/dining room (2021); and refitted cloakroom, en suite shower room and family bathroom (2021). Additional features replacement UPVC double glazed windows and doors (2022), gas central heating with replacement boiler (2022) and radiators (2024), good sized enclosed landscaped rear garden, garage and driveway providing off road parking for 3-4 vehicles. Early viewing highly recommended.

Offers Over £320,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front with obscured UPVC double glazed side panel window. Radiator. Stairs to the first floor with storage cupboard under. Wood effect LVT flooring and coving. Smoke alarm. Modern wooden doors off and into:

Living Room

16'0 x 10'8 (4.88m x 3.25m)

UPVC double glazed window to the front with fitted shutters. Radiator. Television point. Wood effect LVT flooring and coving. Glazed double doors to the:

Refitted Kitchen/Dining Room

18'7 x 10'4 (5.66m x 3.15m)

UPVC double glazed window to the rear. UPVC double glazed French doors to the rear with fitted shutters. Two radiators. Range of modern wall, base and drawer units with corner carousels, concealed bins and marble work tops. Stainless steel one and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in high level electric double oven. Built-in four ring induction hob. Plumbing for dishwasher. Space for fridge/freezer. Space for table. Obscure double glazed composite door to the side. Wood effect LVT flooring and inset ceiling spotlights.

Refitted Cloakroom/Utility

Obscured UPVC double glazed porthole window to the front. Radiator. Modern two piece white suite comprising wash hand basin with tiled splash-backs, and w/c with dual push flush. Wood effect LVT flooring. Plumbing for washing machine. Worksurface and wall unit. Space for dryer. Extractor fan.

FIRST FLOOR



Landing

UPVC double glazed window to the side. Smoke alarm. Access to boarded loft space with ladder and light. Modern wooden doors off and into:

Bedroom One

13'1 x 11'6 (3.99m x 3.51m)
UPVC double glazed window to the front with fitted shutters. Radiators. Built-in two double wardrobes and high level cupboards. Wall lights. Modern wooden door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Modern three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and bi-fold doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect composite tiled flooring. Shaving point and extractor fan.

Bedroom Two

10'2 x 8'10 (3.1m x 2.69m)
UPVC double glazed window to the rear with fitted shutters. Radiator. Built-in run of wardrobes with sliding doors enclosing.

Bedroom Three

10'8 x 7'1 (3.25m x 2.16m)
UPVC double glazed window to the rear with fitted shutters. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Modern three piece white suite with part tiled surrounds comprising shower end panelled bath with mains rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin and w/c with dual push flush. Wood effect composite tiled flooring and inset ceiling spotlights. Shaving point and extractor fan. Door to airing cupboard housing Ideal combi boiler and shelving.

EXTERNALLY

To The Front

Path the front door with entrance light. Area laid to lawn and a variety of plants and shrubs. Tandem driveway providing off road parking for 3-4 vehicles. Entrance light to side door. Gated side pedestrian access to the rear.

To The Rear

Good sized, enclosed landscaped garden comprising decked and paved patio areas to the immediate rear, area laid to lawn, additional paved patio area and borders with a variety of plants and shrubs. Additional paved area with garden shed. Outside tap and light. All enclosed by fencing and walling.

Garage

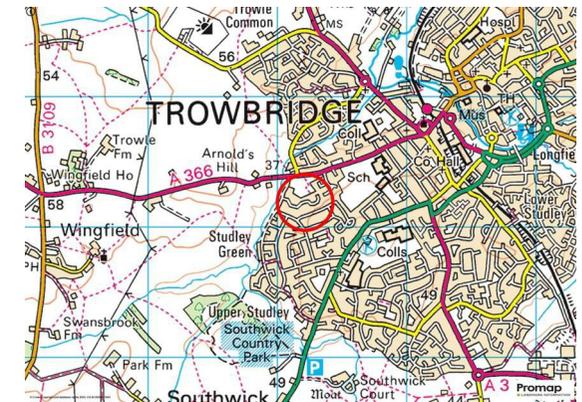
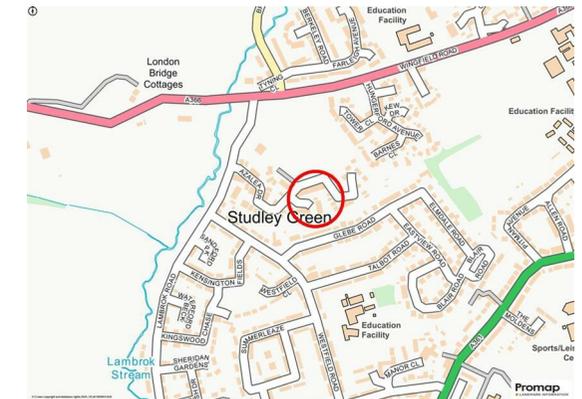
17'1 x 8'10 (5.21m x 2.69m)
Up and over door to the front. Power and lighting. Eaves storage. Obscured double glazed door to the side.



Tenure **Freehold**
Council Tax Band **D**
EPC Rating **C**



Total area: approx. 108.5 sq. metres (1168.4 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.