



22 Brook Road

Trowbridge BA14 9DN

A well presented, two double bedroom house situated within the well regarded Broadmead development on the BOA side of town close to shop, parkland walks and railway station.

The modern interior boasts upgraded gas central heating system, triple glazing, modern bathroom & quality kitchen boasting plenty of storage and NEFF appliances, lounge/dining room and conservatory. Additional features include covered external seating area, beautifully tended gardens with private aspect, parking and single garage with power & lighting.

Guide Price £235,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Radiator. Stairs to the first floor. Smoke alarm. Fuse box. Panelled door to the:

Lounge/Dining Room

17'5" x 14'4" max (5.31 x 4.38 max)
UPVC triple glazed window to the front.
Two radiators. Coving. Television point.
UPVC double glazed window and door to the conservatory. Doorway to the:

Refitted Kitchen

9'7" x 6'6" (2.93 x 2.00)
UPVC triple glazed window to the rear.
Range of wall, base and drawer units with metro tiled surrounds and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in stainless steel Neff electric oven and four ring induction hob with extractor hood over. (Gas connection available under hob). Plumbing for washing machine. Built-in Neff microwave. Tiled flooring. Bi-fold doors to large storage cupboard with space for fridge/freezer. Enclosed boiler.

Conservatory

8'5" x 8'3" (2.58 x 2.54)
UPVC double glazed and brick construction with door to the side. Electric heater. Light.

FIRST FLOOR

Landing

Access to part boarded loft space with ladder. Smoke alarm. Panelled doors off and into:

Bedroom One

14'0" x 8'4" (4.28 x 2.56)
UPVC triple glazed window to the front. Radiator. Bi-fold doors to built-in wardrobe with hanging rails. Door to airing cupboard housing hot water tank and shelving.

Bedroom Two

8'10" x 8'9" (2.71 x 2.68)
UPVC triple glazed window to the rear. Radiator. Air-conditioning unit.

Refitted Bathroom

Obscured UPVC triple glazed window to the rear. Radiator and electric fan heater. Three piece white suite with fully tiled surrounds comprising panelled bath with mains power shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Inset shelving unit.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to lawn and a variety of plants and shrubs. Gas and electric meters.

To The Rear

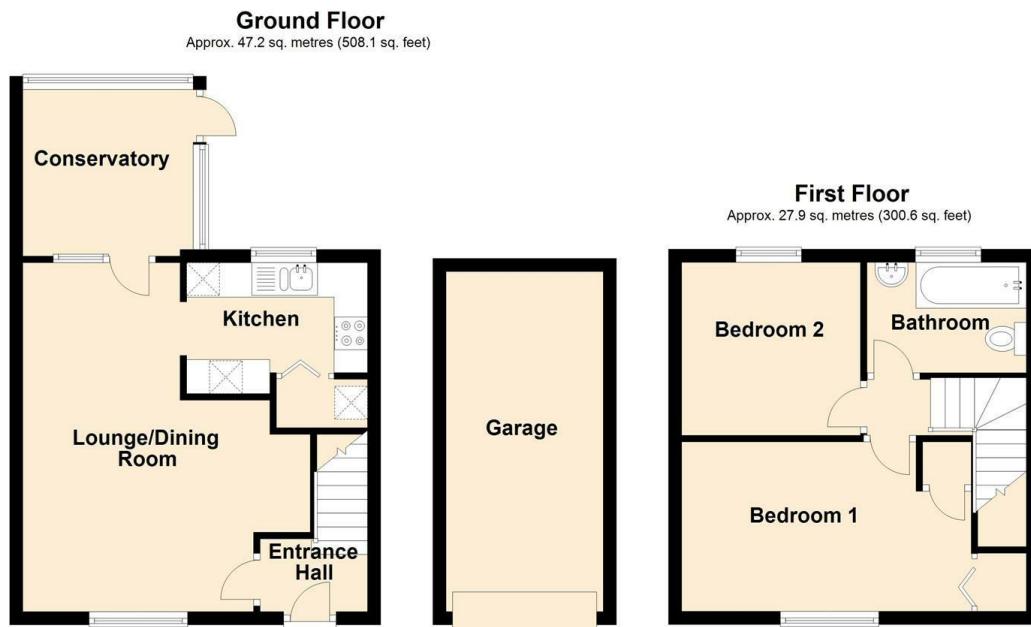
Well maintained and established garden with private, south-east facing aspect comprising paved patio area to the immediate rear with gazebo over, areas laid lawn and well stocked borders with a variety of plants, trees and shrubs. External tap and light. Enclosed by fencing. Paved pathway leading to gated rear pedestrian access.

Garage & Parking

16'11" x 7'11" (5.18 x 2.42)
Roller door to the front. Power and lighting. Work bench. Roof replaced in 2021. Parking space to the front.



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



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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.

