



37 Alderton Way Trowbridge BA14 0UP

A fantastic opportunity to purchase a three DOUBLE bedroom detached family home, tucked away at the end of a cul-de-sac in the popular Wiltshire Drive area near to primary schools, bus route and retail park. Well presented and updated accommodation comprises entrance hall, cloakroom, living room, dining room, conservatory, refitted kitchen/breakfast room, three double bedrooms and refitted family bathroom. Benefits include UPVC double glazing, gas central heating system with modern Worcester combi boiler, good sized garden with private aspect, detached garage and driveway providing off road parking. Offered for sale with no onward chain - viewing is highly recommended.

Guide Price £325,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door and window to the front. Radiator. Stairs to the first floor. Wood effect flooring and coving. Doors off and into: storage cupboard.

Living Room

14'2 x 11'9 (4.32m x 3.58m)
UPVC double glazed window to the front. Radiator. Thermostat. Television and telephone points. Coving. Glazed double doors to the:

Dining Room

10'4 x 9'0 (3.15m x 2.74m)
Radiator. Coving. Door to kitchen. UPVC double glazed French doors to the:

Conservatory

10'4 x 10'4 (3.15m x 3.15m)
UPVC double glazed and brick construction with French doors to the rear. Radiator. Wood effect flooring.



Kitchen/Breakfast Room

14'1 x 10'3 max (4.29m x 3.12m max)
UPVC double glazed window to the rear.
Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in four ring electric hob with extractor over. Built-in high level electric double oven. Plumbing for washing machine and dishwasher. Space for fridge/freezer and breakfast table. Vinyl flooring and coving. Obscured UPVC double glazed door to the side. Opening to understairs storage cupboard. Enclosed modern Veissmann gas boiler.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin and dual flush w/c. Vinyl flooring.

FIRST FLOOR

Landing

Access to loft space. Thermostat. Smoke alarm. Double doors to large airing cupboard housing hot water tank. Doors off.

Bedroom One

12'1 x 11'6 (3.68m x 3.51m)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Coving.

Bedroom Two

11'9 x 10'5 (3.58m x 3.18m)
UPVC double glazed window to the rear. Radiator. Coving.

Bedroom Three

10'4 x 8'5 (3.15m x 2.57m)
UPVC double glazed window to the rear. Radiator. Coving.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite comprising shower end panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and dual flush w/c. Vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door. Area laid to lawn and a variety of plants and shrubs. Driveway providing off road parking. EV charging point. Gated side pedestrian access to the rear.

To The Rear

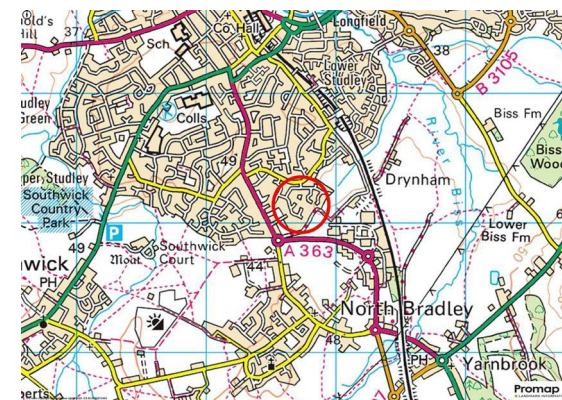
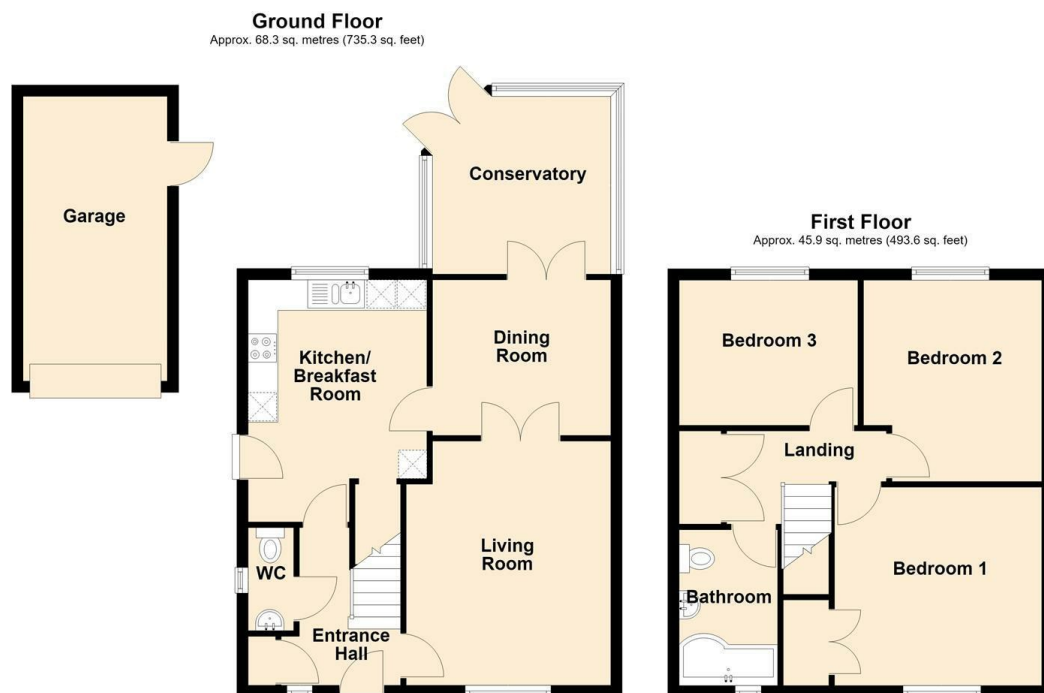
Enclosed rear garden with private aspect comprising area laid to lawn, trees and shrubs. Storage to the rear of garage. Outside tap. All enclosed by fencing and walling.

Garage

16'7 x 8'4 (5.05m x 2.54m)
Up and over door to the front. Power and lighting. Door to the side.



Tenure **Freehold**
Council Tax Band **D**
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.