





3 Liddington Way

Trowbridge BA14 0UB

A spacious and extended four/five bedroom detached family home situated in the popular Wiltshire Drive area near to primary schools, bus route and retail park. Accommodation comprises entrance hall, refitted cloakroom, living room with French doors onto gardens, family room/study, additional reception room/bedroom, kitchen/dining room, four good sized bedrooms and refitted family shower room. Benefits include UPVC double glazing, gas central heating system with modern Worcester combi boiler, driveway, detached garage and good sized garden with private aspect. Offered for sale with no onward chain - viewing is highly recommended.



Offers Over £360,000







ACCOMMODATION
All measurements are approximate

Entrance Hall
Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring. Door to the cloakroom. Glazed doors off and into:

Living Room
19'11 x 11'6 max (6.07m x 3.51m max)
UPVC double glazed French doors to the rear. Radiator. Television point. Opening to inner hallway with glazed doors off.

Family Room/Study
11'10 x 8'0 (3.61m x 2.44m)
UPVC double glazed bow window to the front. Radiator. Exposed beams.

Additional Reception/Bedroom Five
10'4 x 9'7 (3.15m x 2.92m)
Two UPVC double glazed windows to the rear. Radiator. Exposed beam. Television point.

Kitchen/Dining Room
20'5 x 9'1 (6.22m x 2.77m)
UPVC double glazed window to the front. Two radiators. Range of wall, base, larder and drawer units with tiled splash-backs and marble worktops. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Gas cooker point. Plumbing for washing machine and dishwasher. Space for dining table. Tiled flooring. Wall mounted modern Worcester combi boiler. Window and part glazed door to the rear.

Refitted Cloakroom
Obscured window to the front. Two piece suite with tiled surrounds comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect flooring.

FIRST FLOOR

Landing
Doors off and into: linen cupboard.

Bedroom One
10'11 x 10'9 (3.33m x 3.28m)
UPVC double glazed window to the rear. Radiator.

Bedroom Two
16'8 x 8'0 (5.08m x 2.44m)
Double glazed Velux window to the rear. Radiator. Eaves storage.

Bedroom Three
10'9 x 8'11 (3.28m x 2.72m)
UPVC double glazed window to the rear. Radiator.

Bedroom Four
8'9 x 7'9 (2.67m x 2.36m)
UPVC double glazed window to the front. Radiator.

Refitted Family Shower Room
Obscured UPVC double glazed window to the front. Towel radiator. Three piece white suite with tiled and aqua-board surrounds comprising large corner shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl flooring. Extractor.

EXTERNALLY

To The Front
Path to the front door with storm porch over and entrance light. Areas laid to lawn with a variety of plants, trees and shrubs. Driveway providing off road parking for 2-3 vehicles. Gated side pedestrian access to the rear.

To The Rear
Good sized enclosed garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and a variety of plants, trees and shrubs. Storage area to the side with small shed. External power point and light. All enclosed by fencing.

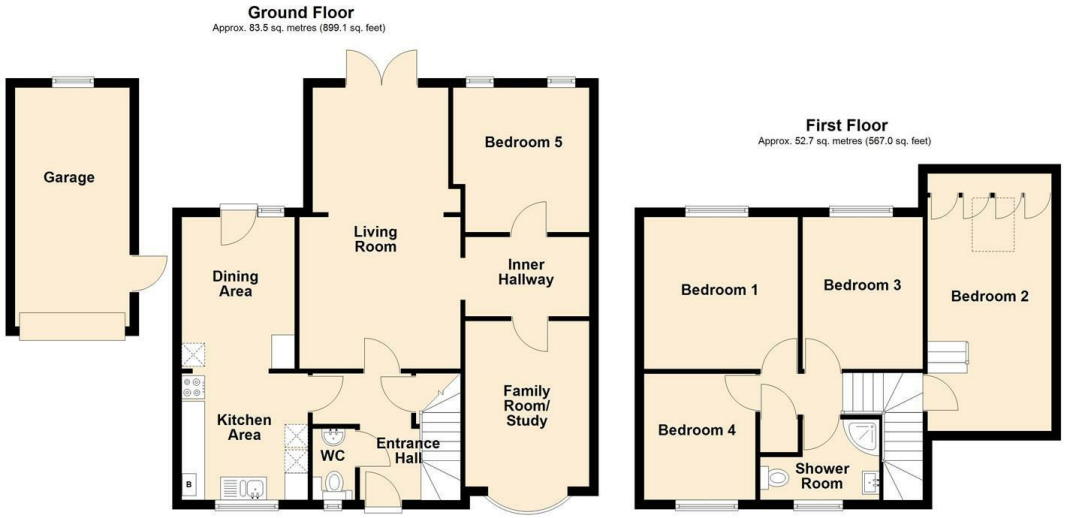
Garage
17'1 x 8'1 (5.21m x 2.46m)
Up and over door to the front. Window to the rear. Door to the side. Power.







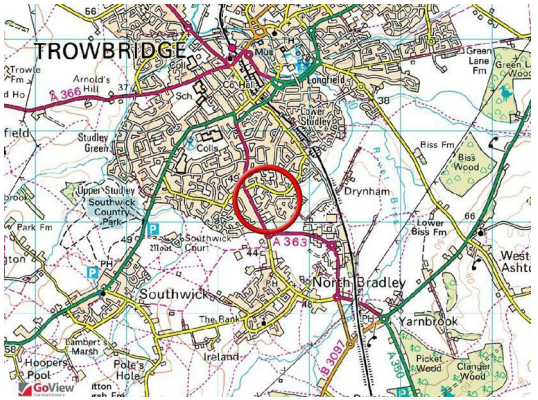
Tenure **Freehold**
Council Tax Band **D**
EPC Rating **D**



Total area: approx. 136.2 sq. metres (1466.0 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.