



Connells

Elmhurst Gardens
TROWBRIDGE

Elmhurst Gardens TROWBRIDGE BA14 7XF

for sale guide price
£450,000



Property Description

A substantial and beautifully presented three-double-bedroom detached family home, occupying a tucked-away cul-de-sac position on the highly sought-after Hilperton Road side of Trowbridge. Built in 2019 and extending to approximately 1,651 sq ft, this impressive home offers spacious, versatile and energy-efficient accommodation throughout. The ground floor features a welcoming entrance hall, cloakroom, contemporary kitchen/breakfast room with integrated appliances and ample storage, and a generous lounge with French doors opening to the rear garden. A bright garden/dining room provides additional flexible living space, ideal as a dining room, home office, playroom or family room. Upstairs are three genuine double bedrooms, including a principal bedroom with fitted wardrobes and a stylish en suite shower room, together with a well-appointed family bathroom. Both bathrooms are finished to a high standard with Villeroy & Boch sanitaryware, heated towel rails and illuminated anti-mist mirrors. Occupying a pleasant position within an exclusive development of just 14 homes, the property further benefits from underfloor heating throughout, solar PV panels, full-fibre broadband and an excellent EPC B rating. Externally, there is a larger-than-average garage, driveway parking for up to three vehicles, and a generous enclosed rear garden with lawn and patio areas, perfect for family living and entertaining. Conveniently located for local amenities, schools, NO ONWARD CHAIN

Entrance Hall

A welcoming entrance hall approached through a covered porch, with doors leading to the cloakroom, kitchen/breakfast room and lounge. Useful storage cupboard and stairs rising to the first floor.

Cloakroom

Window to the front. Fitted with a wash hand basin and low-level WC, with tiled splashback.

Kitchen/Breakfast Room

16' 3" x 8' 6" (4.95m x 2.59m)

A contemporary fitted kitchen with a comprehensive range of wall, base and drawer units, complementary work surfaces and matching upstands. Inset sink and drainer incorporating a fitted water softener. Built-in double oven, inset hob and cooker hood, integrated washer/dryer, dishwasher and fridge/freezer. Further larder storage, window to the front and space for informal dining.

Lounge

17' 5" x 16' 5" (5.31m x 5.00m)

An impressive and generously proportioned principal reception room with French doors opening onto the rear garden. A wide opening flows naturally into the adjoining garden/dining room, creating a superb space for family life and entertaining.

Garden Room / Dining Room

14' 2" x 8' 5" (4.32m x 2.57m)

A bright and highly versatile additional reception space with a window and glazed door overlooking and opening onto the rear garden. Ideally suited for use as a dining room, playroom, home office or further family living area.

First Floor Landing

Stairs rising from the entrance hall. Airing cupboard and doors leading to all three double bedrooms and the family bathroom.

Principle Bedroom

14' 4" x 11' 1" (4.37m x 3.38m)

A spacious double bedroom with two windows to the front, built-in wardrobes and a door leading to the en suite shower room.

En Suite

Stylishly appointed with a walk-in shower enclosure, wash hand basin and low-level WC. Partly tiled walls, heated towel rail and illuminated anti-mist mirror with integrated demister function. Villeroy & Boch sanitaryware and fittings.

Bedroom Two

18' 1" x 9' 7" (5.51m x 2.92m)

An exceptionally spacious second double bedroom with a dormer-style window overlooking the rear and an extensive range of built-in storage. The generous proportions also allow space for a dedicated study or dressing area if desired.

Bedroom Three

10' 7" x 10' 6" (3.23m x 3.20m)

A well-proportioned double bedroom with a window overlooking the rear garden, attractive wood panelling and built-in wardrobes.

Bathroom

9' 7" x 7' 3" (2.92m x 2.21m)

A stylish family bathroom fitted with a panelled bath, shower and glazed screen, wash hand basin and button-flush WC. Partly tiled walls, heated towel rail and illuminated anti-mist mirror with integrated demister function. Villeroy & Boch sanitaryware and fittings.

Garage

20' x 10' (6.10m x 3.05m)

A larger-than-average single garage with an up-and-over door, offering excellent parking, storage or workshop potential.

Front & Parking

Driveway parking for up to three vehicles, with access to the garage and covered main entrance. Gated side access leads to the rear garden.

Rear Garden

A generous and fully enclosed rear garden arranged over two levels. The upper section is predominantly laid to lawn, while the lower paved patio provides an ideal setting for outdoor dining, entertaining and relaxation.

Additional Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: B - 88/100

Total Floor Area: Approximately 1,651 sq ft (153.3 sq m), as shown on the floorplan

Heating: Underfloor heating throughout both floors, with individual thermostat control in each room

Additional Energy Features: Roof-mounted solar PV panels

Broadband: Full-fibre broadband availability

Warranty: Remainder of the original ten-year new-home warranty

Sale Position: No onward chain

Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 153.3 m² (1,651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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11 Fore Street
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EPC Rating: B Council Tax
Band: E

view this property online connells.co.uk/Property/TWB308027

Tenure: Freehold



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