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Wiltshire

Trowbridge

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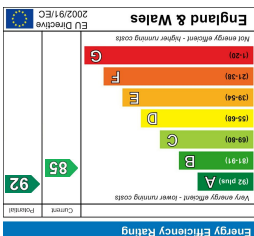
Chase Buchanan and accordingly we recommend you obtain advice from a specialist source. (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility of the owner or tenant of the property, and anyone who has control over it

#### Asbestos Regulations

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)

IMPORTANT NOTICE  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

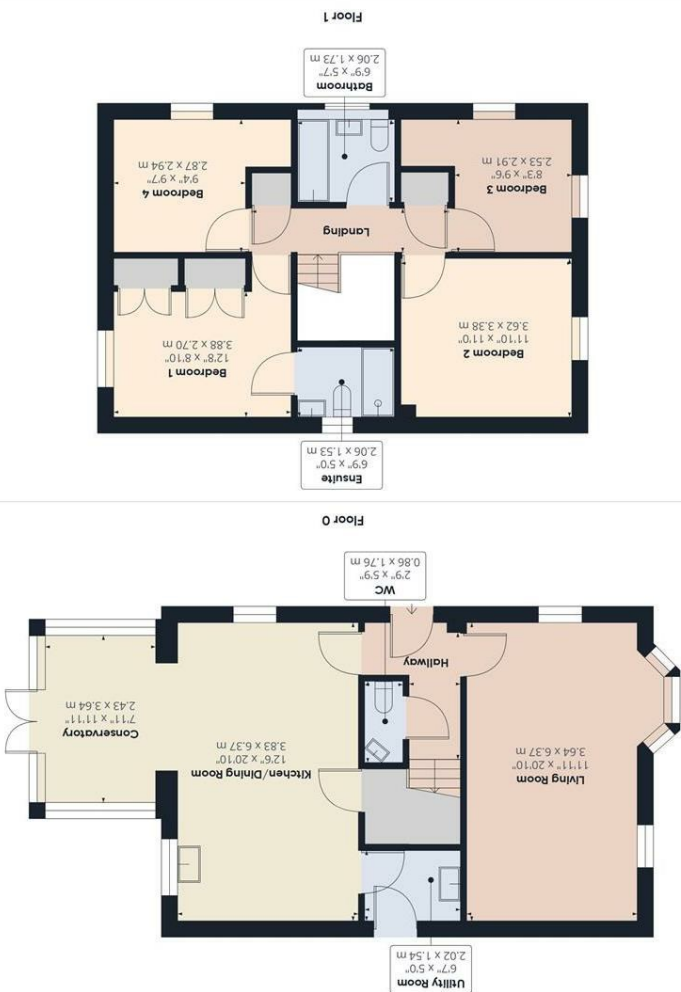
#### Code of Practice



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area  
1393.7 ft²  
129.48 m²



3 Dilton Close  
Trowbridge, Wiltshire, BA14 0FS

£410,000

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Spacious Lounge
- En suite Shower Room, Family Bathroom & Downstairs Cloakroom
- Single Garage & Parking For 2 Cars
- Popular Location
- High Specification Four Bedroom Detached Home Overlooking Open Green
- Open Plan Kitchen/Dining/Conservatory & Separate Utility Room
- Gas Central Heating & PVCu Double Glazing
- Completed by Newland Homes 2020
- EPC Rating B / Council Tax Band E





SITUATION

Well situated in a cul de sac location on the desirable Newland Place development. The house offers easy access to many local amenities including the nearby Spitfire Retail Park and two convenience stores situated nearby plus a choice of Primary, Secondary schooling and Trowbridge College.

There is also good access to local amenities and the town centre and railway station are within a mile with amenities including a large Tesco Extra, ASDA superstore, Marks & Spencer Food hall and Odeon Cinema complex.

Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities. Trowbridge is accessible from the M4 and has a railway station providing regular services to Salisbury, Southampton and Weymouth to the south, Bath and Bristol to the northwest and Chippenham and Swindon to the north. Surrounded by open countryside with many picturesque villages and towns including Bradford On Avon & Frome offering history and character and culture, there is also access to the nearby World Heritage City Of Bath with its shopping facilities and beautiful country houses and their gardens at Longleat & Stourhead.

DESCRIPTION

A spacious and very well presented 4 bedroom detached built by Newland Homes in 2020 situated overlooking an open green with trees at the front. The house offers accommodation including an entrance hall, cloakroom, spacious lounge and a stunning open plan kitchen/dining room and conservatory, plus a useful utility room. Upstairs is a master bedroom with built in wardrobes and an en suite shower room, family bathroom with shower over the bath and three further double bedrooms. The house further offers gas central heating and PVCu double glazing plus a south facing low maintenance rear garden, garage and driveway parking for two cars.

DIRECTIONS

From our office in Fore Street, proceed down Wicker Hill and bear round to the left crossing the town bridge into Stallard. At the mini roundabout proceed straight ahead over the railway bridge. At the junction adjacent to Trinity Church, bear left at the traffic lights into Newtown. Upon reaching the mini roundabout turn right onto the Frome Road (A361). Then at the next roundabout turn left onto Bradley Road (A363). Proceed straight over the next two mini roundabouts, then immediately after the third roundabout turn left into Wiltshire Drive. Then take the next turning right into Edington Drive and then turn immediately right into Dilton Close. The house will then be the first on your left hand side.

ACCOMMODATION

ENTRANCE HALL

Part double glazed front door to entrance hall. Entrance hall with alarm control panel, radiator, stairs to first floor landing, doors to cloakroom, lounge and kitchen/dining/conservatory. Laminate flooring.

CLOAKROOM

With a white suite comprising low level WC, wash hand basin, radiator and extractor fan. Laminate flooring.

LOUNGE

20'9" x 11'10" (excluding bay window) (6.33m x 3.61 (excluding bay window))  
Two radiators, PVCu double glazed bay window overlooking open green with trees and two further dual aspect double glazed windows to front and side.The room includes a fitted light oak corner display unit comprising cupboards and shelving.

OPEN PLAN KITCHEN/DINING/CONSERVATORY

20'8" x 12'5" (6.32m x 3.79m)  
With a one half bowl single drainer stainless steel sink unit with mixer taps over and cupboards under. A fitted range of white gloss fronted base units and wall cupboards with under cupboard lighting,, worktops with upstands, an island unit with breakfast bar, floor level lighting and inset five ring induction hob with stainless steel extractor hood over, built in Neff double oven, integrated fridge/freezer & dishwasher. Two radiators, PVCu double glazed window to rear, understairs storage cupboard, door to utility room, laminate flooring, six inset down lights and open way to conservatory.

CONSERVATORY

9'7" x 7'2" (2.94m x 2.20m)  
Laminate floor, radiator, PVCu double glazed windows and PVCu double glazed French doors to rear garden.

UTILITY ROOM

6'7" x 4'11" (2.02m x 1.51m)  
With a single drainer stainless steel sink unit with cupboards under and mixer taps over, work surface with space under with space for tumble dryer and plumbing for washing machine. Wall mounted gas fired combination Vaillant boiler, extractor fan, radiator, laminate flooring and PVCu double glazed door to rear.

FIRST FLOOR LANDING

Radiator, built in shelved airing cupboard with electric convector heater, built in storage cupboard with shelving. Access to roof space.

MASTER BEDROOM

12'7" x 8'8" (3.86m x 2.66m)  
Two built in double wardrobes with shelving and hanging rail, radiator, PVCu double glazed window to rear.

EN SUITE SHOWER ROOM

With a double size shower cubicle with sliding doors, thermostatic shower, "raindance" shower head and a separate body cassette, low level WC, pedestal wash hand basin, laminate flooring, stainless steel heated towel rail, extractor fan, three inset downlights and PVCu double glazed window to side.

BEDROOM TWO

11'9" x 10'11" (3.60m x 3.34m)  
Radiator, PVCu double glazed window to front.

BEDROOM THREE

9'3" x 9'6" + 3'9" x 3'3" (2.84m x 2.91m + 1.15m x 1.01m)  
Radiator, PVCu double glazed window to front.

BEDROOM FOUR

8'3" x 9'5" + 3'6" x 3'7" (2.52m x 2.89m + 1.09m x 1.11m)  
Radiator and dual aspect PVCu double glazed windows to front and side.

FAMILY BATHROOM

With a white suite comprising panelled bath with mixer taps over and a thermostatic shower with "raindance" head and separate body cassette, wash hand basin, low level WC, extractor fan, four inset downlights, laminate flooring, stainless steel heated towel rail and PVCu double glazed window to front.

EXTERNALLY

REAR GARDEN

A low maintenance rear garden which is southerly facing with a large paved patio, raised timber built flower and shrub borders and outside lighting. The garden is enclosed by a brick built wall and wooden panel fencing with a timber gate to the front and rear of the property leading to the garage and driveway parking.

GARAGE

Approached over a driveway providing parking for two cars. The garage is in the middle of a block of three, being a single, with metal up and over door, power and light and roof storage area.

FRONT GARDEN

With a paved path leading to the front door with canopy porch over and outside light.The path and a small shrub border are bound by estate style fencing.

TENURE

The property is freehold with vacant possession on completion.

SERVICE CHARGE

There is currently an estate management charge payable of £198.90 per annum (1st April 2024-31st March 2025)

SERVICES

Mains gas, water, electricity and drainage are connected. Central heating is from the Vaillant gas fired combination boiler. (Not Tested By Chase Buchanan)

COUNCIL TAX

The property is Band E with he amount payable for 2024/25 being £2716.02.

VIEWING

To arrange a viewing call us on 01225-341504 or email trowbridge@chasebuchanan.co.uk

CODE

11229 17/05/2024

