



JEREMY JENKINS

ESTATE AGENT

268 Trowbridge Road, Bradford-on-Avon, BA15 1EY.

Price: £525,000

A cut above the rest? We think so. Splendid living spaces all beautifully presented. Stylish and meticulously modernised. Detached, 3 / 4 beds. Sunny west-facing garden, & secure driveway parking.

At the heart of the home is an impressive, flowing living space comprising a living room, dining area & stunning conservatory garden room. Together, these rooms span the full depth of the house, creating a bright & versatile layout that is perfect for both everyday living & entertaining. For added flexibility, there is a separate study or snug which could easily serve as a fourth bedroom. Adjacent to this room is a utility area with both shower and WC, making it particularly well suited for guests, multi-generational living or home working. The study, kitchen & conservatory all enjoy views over the sunny rear garden. A central entrance hall from the front garden completes the ground floor accommodation. Upstairs are three bedrooms, two doubles & a single; all benefiting from built in wardrobes or cupboards. They are served by a smart and well-appointed family bathroom. The property has been thoughtfully updated from top to bottom, including the installation of solar panels, creating a home that combines modern efficiency with a relaxed and contemporary feel.

Externally the spacious front garden is attractively enclosed by hedging, fencing and a stone wall. The rear garden enjoys a west facing aspect. Partly lawned with planted borders, patio seating area & decorative driveway parking. Access to 268 Trowbridge Road is via the gated driveway from Fitzmaurice Close, which provides the preferred approach to the property. This is a superb home offering space, flexibility and style in equal measure.

From Trowbridge Road there is level access to the town centre, Sainsburys, pubs and the canal towpath walks. Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Sought after location with level walks
- Detached. 3/4 bedrooms, 2 bathrooms
- Lengthy lounge diner & conservatory
- Study, snug or fourth bedroom
- Sunny west facing rear garden
- Driveway parking. Solar panels EPC - B





Sought after location

*Beautifully presented
living spaces*

*Sunny garden &
private parking*

