



**27 Willow Grove,
Trowbridge, Wiltshire BA14 0HA**



Asking Price £270,000

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'Deceptively Spacious Extended Home' - Popular Location - Substantial Garden - Long Driveway - Garage - Gas CH - Double Glazed - Close To Shop. - Hot Tub - Must be seen - NO CHAIN!

Description

DK Residential - An extended detached chalet style home located in a popular location off Silver Street Lane and near the College. The accommodation comprises four bedroom. lounge. dining area, conservatory, bathroom, first floor shower room, kitchen / breakfast room. At the front a long drive offers ample parking and access to the single detached garage which also has a workshop / store at the rear. At the rear is a substantial garden with lawn, patio and decking areas along with vehicular access gates.

Entrance Hall

11'4 x 12'4 (3.45m x 3.76m)

Door to front, radiators, storage.

Kitchen / Breakfast

10'9 x 15'07 (3.28m x 4.75m)

Window to front, rear and door. Fitted with a wide range of wall and base units with central island, worktops, space for large x6 ring gas range cooker, larder, boiler cupboard and storage cupboard with hot water tank, radiator.



Lounge

15'7 x 11'8 (4.75m x 3.56m)

Window and door to Conservatory, window to side fireplace, radiator. staircase.

Dining Area

8'4 x 12'3 (2.54m x 3.73m)

Window to side, radiator,

Conservatory

23'1 x 8'2 (7.04m x 2.49m)

Being of upvc construction with double glazing, doors to driveway and garden, plumbing for washing machine and space for dryer, wall mounted cupboards.



Bedroom One

12'1 x 12'2 (3.68m x 3.71m)

Window to front, fitted wardrobes, radiator.



Bedroom Two

8'8 x 10'9 (2.64m x 3.28m)

Window to side, radiator.

Bathroom

6'7 x 7'4 (2.01m x 2.24m)

Window to side, white suite with bath, basin, wc, radiator, shower

Landing

With doors to

Bedroom Three

10'6 x 10'9 (3.20m x 3.28m)

Window to front and rear, radiator, storage. sink unit and vanity unit. Fitted wardrobes

Bedroom Four

10'5 x 10'8 (3.18m x 3.25m)

Window to front and rear, radiator. Fitted wardrobes, sink and vanity unit.

Shower Room

Having suite of shower cubicle, pedestal wash hand basin and close coupled W.C.. Window.

Outside

At the front a long drive offers ample parking and access to the single detached garage which also has a workshop / store at the rear. At the rear is a substantial garden with lawn, patio and decking areas along with vehicular access gates.

Tax Band

D

Stamp Duty Levy

On a purchase price of £280,000

Standard £4,000

Second home £12,400

FTB £0

Viewing Arrangements

By appointment with DK Residential 01225 759123

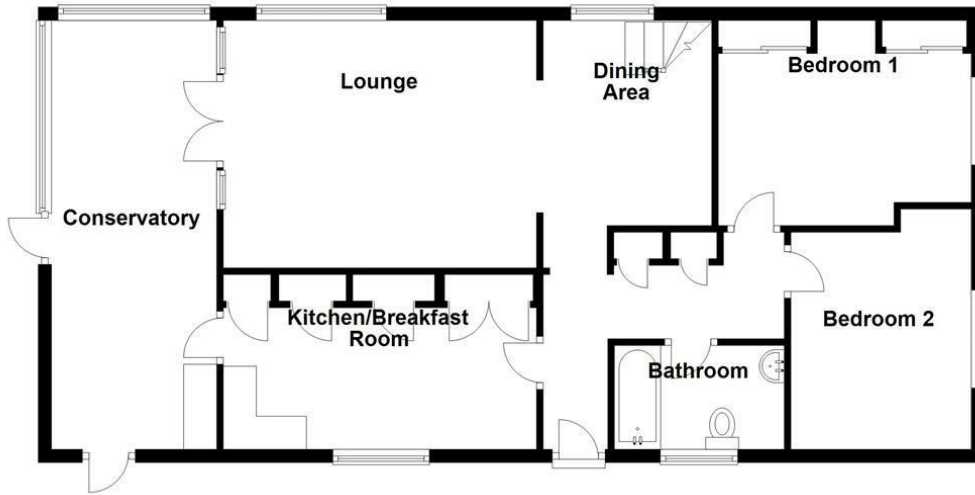
dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm

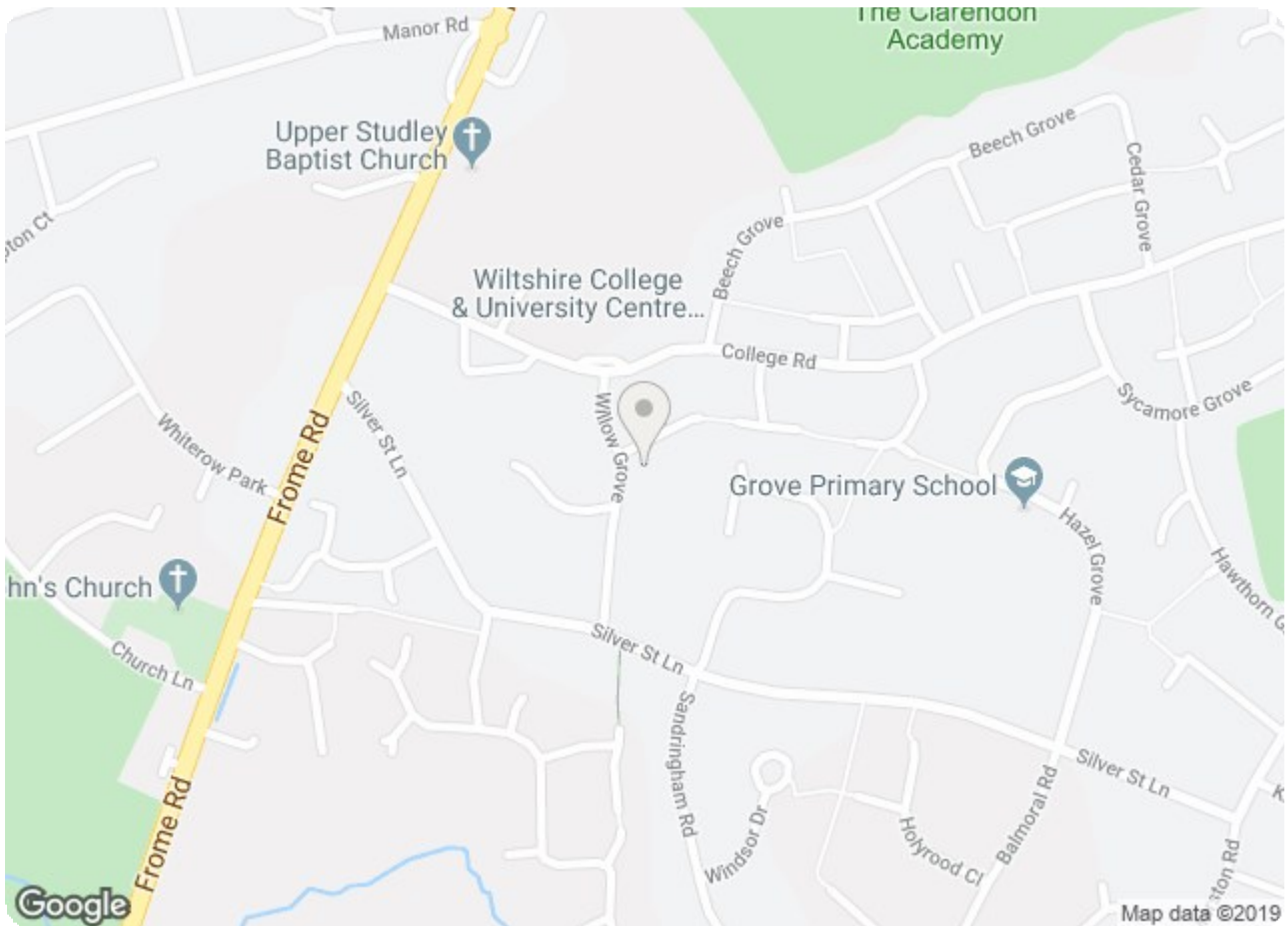
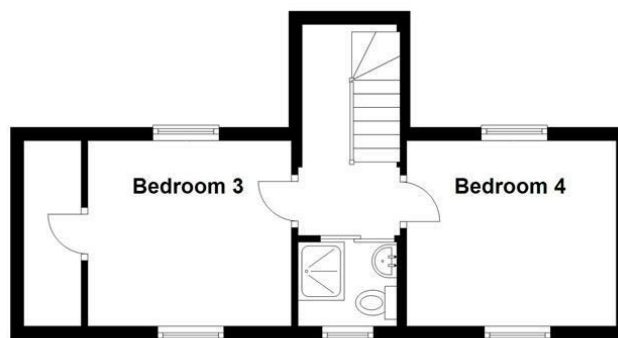
Saturday 9am to 4pm



Ground Floor



First Floor



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Rating	Score	Band	Score	Rating	Score	Band	Score
A	92	A	92	A	92	A	92
B	81	B	81	B	81	B	81
C	69	C	69	C	69	C	69
D	58	D	58	D	58	D	58
E	47	E	47	E	47	E	47
F	35	F	35	F	35	F	35
G	23	G	23	G	23	G	23

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