







29a Westbury Road

Yarnbrook Trowbridge BA14 6AG

A beautifully presented, executive style house situated on a large self contained plot of circa 0.33 of an acre within the well regarded village of Yarnbrook between the towns of Trowbridge & Westbury. This spacious and recently extended family home has been refurbished to a high specification and boasts a stunning kitchen/family room with bi-fold doors onto gardens, four reception rooms, large utility/laundry room with walk in pantry, shower room, family bathroom, ensuite shower room, uPVC double glazing and central heating system. External features include large beautifully tended gardens backing onto fields, large double garage, and gravel driveway boasting parking for several vehicles.

Offers Over £650,000 Freehold







ACCOMMODATION

All measurements are approximate

Entrance Hall

Wood effect flooring, decorative panelling, dado rail and inset ceiling spotlights. Radiator. Mat Well. Composite double glazed door to front. Stairs to the first floor with panelling rising up the stair well, oak banister and glass balustrade. Central heating controls. Door to understairs storage cupboard. Contemporary oak doors off and into:

Living Room

22'8" x 13'6" (6.90 x 4.11)
uPVC double glazed window to the front. Two radiators. Decorative panelling, wall lights and coving. Contemporary part glazed, oak double doors to the:

Play Room

13'8" x 11'12" (4.16 x 3.65)
Aluminium double glazed window to the rear. Under-floor heating. Inset ceiling LED spotlights. Wi Fi booster. Contemporary part glazed, oak double doors to the:

Kitchen/Family Room
21'11" x 20'11" (6.68 x 6.38)
Aluminium double glazed bi-fold doors to rear. Double glazed Atrium window to ceiling. Inset LED spot lights. Smoke Alarm. Wood effect flooring with under floor heating. Alcove for double fridge freezer. Integrated wine fridge. Large Island unit with extensive range of contemporary base and drawer units beneath and quartz work top over. Seating for up to six people, induction hob with integrated extractor. Extensive range of larder (with drawers), wall and base units, quartz work top. Inset sink unit with mixer tap and integrated drainer. Two integrated Bosch ovens with stainless steel finish. Integrated Neff dishwasher. Feature shelving unit. Space for table. Contemporary part glazed, oak double doors to the:

Dining Room
14'7" x 10'12" (4.45 x 3.35)
Aluminium double glazed window to rear. Atrium double glazed window to roof. Inset spot lights to ceiling. Under floor heating. Wifi Booster to ceiling. Wood effect flooring with under floor heating.

Utility/Laundry Room
18'1" x 11'1" (5.51 x 3.38)
Obscure uPVC double glazed window to side. Tiled floor. Two part obscure, composite double glazed doors to front and side elevations. Contemporary vertical radiator. Oak door into garage. High level fuse box with cupboard enclosing. Oak door into walk-in storage/pantry cupboard with led spot light & access to loft space. Oak door into Shower/Cloak Room. Panel door enclosing floor standing central heating boiler. Plumbing for washing machine. Space for tumble dryer. Extensive range of modern wall & base units with stone effect counter top. Single drainer Franke sink with mixer tap. Tiled surrounds. Extractor fan. Led spot lights to ceiling.

Shower Room
Anti slip vinyl floor. Black towel Radiator. LED spot lights. Extractor Fan. Three piece white suite comprising sink with mixer tap inset to counter top with cupboards beneath and tiled surrounds, dual Flush WC, corner tiled shower enclosure with sliding doors enclosing and electric shower.

Study
10'1" x 7'9" (3.08 x 2.35)
uPVC double glazed window to front. Wood effect Floor. Radiator. Built-in desk unit with cupboards beneath and above.

Cloakroom
Obscure uPVC double glazed window to front. Chrome towel Radiator. Dual flush wc & wash basin with mixer tap, cupboard under, tiled surround. inset LED spot light to ceiling.

FIRST FLOOR

Galleried Landing
Panelling to walls. Oak doors off. Oak banister with contemporary glass balustrade. Access to loft space. Dado Rail. Inset LED spot lights



















to ceiling. Large airing cupboard with line shelving.

Bedroom One
13'6" x 11'7" (4.12 x 3.52)
uPVC double glazed window to front, with rural view. Radiator. High level TV point. Run of floor to ceiling wardrobes. Oak door into En-Suite. Feature wall panelling

En Suite Shower Room
Obscure uPVC double glazed window to front. Anti slip vinyl floor.
Chrome Towel Radiator. LED spot lights to ceiling. White three piece suite comprising: integrated dual flush WC, wash hand basin with mixer tap inset to granite, satin finished counter top with storage cupboards beneath, large double tiled shower enclosure with mains mixer shower, hand held shower and monsoon shower head, toiletries alcove, sliding doors enclosing.

Bedroom Two
9'10" x 9'9" (3.00 x 2.96)
uPVC double glazed window to rear with rural view. Radiator.
Floor to ceiling built-in wardrobes with mirrored doors.

Bedroom Three
12'12" x 10' (3.95 x 3.05)
uPVC double glazed windows to front with rural view. Radiator. High level TV point.

Bedroom Four
13'3" x 8'2" (4.03 x 2.48)
uPVC double glazed window to rear with rural view. Wood effect flooring. Radiator. LED spot lights to ceiling.

Family Bathroom
Obscure uPVC double glazed window to rear. Tiled effect, anti slip vinyl floor. Chrome Towel Radiator. White three piece suite comprising Spa bath, shower mixer tap, toiletries alcove, integrated dual flush WC, wash hand basin with mixer tap inset to stone effect counter top with storage cupboards beneath. LED spot lights to ceiling. Extractor fan to ceiling.

EXTERNALLY

To The Front
Pillared entrance leading to large gravel and block paved driveway providing parking for several vehicles. Large area laid to lawn. Path way leading behind garage to rear garden. LED Spot lights inset to garage facia boards. Bonded oil tank positioned on raised brick pedestal and fencing enclosing. Space for refuse bins. EV car charging point. Storm porch with entry light. Double vehicular gates into rear garden, hedgerow, fencing and walling enclosing.













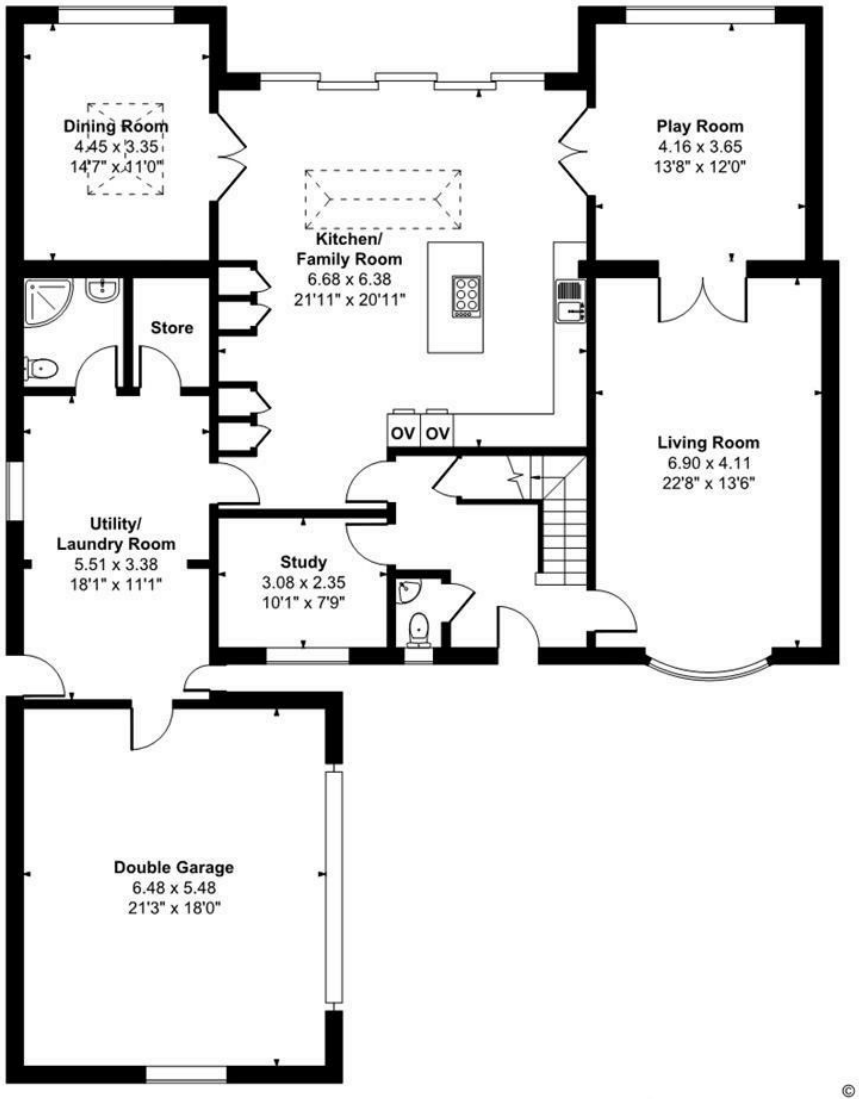
To The Rear

Large garden backing onto farmland boasting a rural aspect and comprising large patio area to immediate rear, large area laid to lawn, brick and timber garden shed/workshop with pitched tiled roof. Raised bed enclosed by sleepers. Double Gates leading to front driveway. Recessed storm porch over bi-fold doors with inset spot lights. Large double pergola over additional patio providing a covered and sheltered seating area. Space for Hot Tub. Path to side of house leading to front and to laundry room. Water Tap. External Power Point. All enclosed by hedgerow, picket fencing and close board fencing.

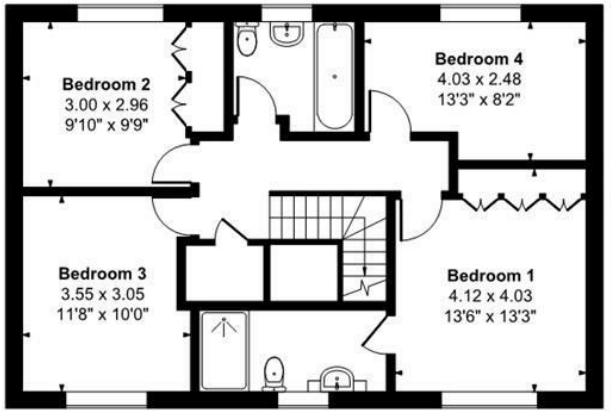
Double Garage

21'3" x 17'12" (6.48 x 5.48)
Obscure uPVC double glazed window to front. Double, electrically operated roller door to front. Fuse Box. Power & Light. Work bench with vice.

Approximate Gross Internal Area
Total = 264 sq m (2832 sq ft)
Main House = 228 sq m (2450 sq ft)
Garage = 36 sq m (382)sq ft



Ground Floor



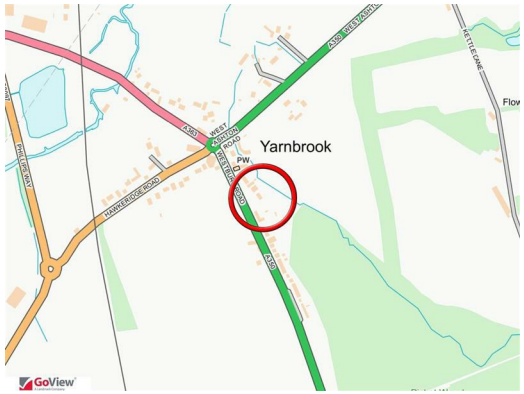
First Floor

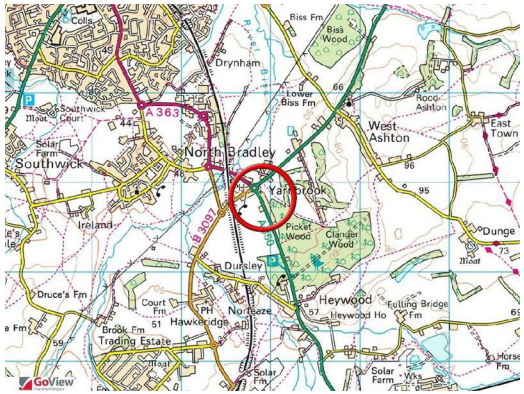
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All measurements and areas are approximate and should not be relied on as a statement of fact.

Local Authority **Wiltshire Council**
Council Tax Band **F**
EPC Rating **D**



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