



58a Wingfield Road  
Trowbridge Wiltshire BA14 9EN  
**Guide Price £590,000**





## 58a Wingfield Road Trowbridge Wiltshire BA14 9EN

A substantial and individually constructed detached residence that enjoys a tucked away position off Wingfield Road and near St Augustine's School. This outstanding home has generous family living along with a feature converted Coach House.

### Description

A substantial and individually constructed detached residence that enjoys a tucked away position off Wingfield Road and near St Augustine's School. This outstanding home has generous family living along with a feature converted Coach House. The fabulous open plan kitchen has a integrated appliances, central island and a large roof lantern. The property also has the potential to offer an annexe area or possible airbnb arrangement. Outside a walled driveway provides parking with access to the Coach House and gate to the gardens and front door. We certainly recommend the importance of an internal viewing to appreciate fully.

### Transport

Trowbridge Station has connections to Bath/ Bristol / Bradford on Avon / Westbury. Services from Trowbridge to Reading is via Westbury. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west.

### Shopping

Trowbridge Town Centre provides a range of shops and other businesses for all your everyday needs. A weekly market is held in Fore Street every Wednesday, and a farmers' market every second and last Friday of every month. A daily covered market is also to be found in Castle Place. The Odeon Cinema brings the best of the latest cinema offerings to Trowbridge.

### Entrance Hall 18'11 x 6'8 (5.77m x 2.03m)

Composite door to front, tiled flooring, recessed floor matt, smoke alarm, stairs.

### Cloakroom WC 6'2 x 3' (1.88m x 0.91m)

Window to rear, WC, basin and vanity unit. storage, laminate flooring.

### Kitchen / Breakfast / Dining Room k-15'3 x 18'7 d- 11'5 x 13' (k-4.65m x 5.66m d- 3.48m x 3.96m)

With large roof lantern, windows and bi folding doors, large island with Marble top with breakfast area overhang, Bosch dishwasher, The main kitchen has a wide range of wall and base units, Marble tops, sink and mixer / rinse tap, soft close hinges and drawers, gas five ring hob, double oven, fridge/freezer.

### Utility Room 9'9 x 5'1 (2.97m x 1.55m)

Windows to front, worktop, sink and mixer tap, plumbing and space for washing machine and dryer, recess lights, consumer unit and meter.

### Lobby 3'8 x 2'11 (1.12m x 0.89m)

With door leading to what could be used as an Annexe / Airbnb area.

### Bedroom 5 11'8 x 8'6 (3.56m x 2.59m)

Window to front, Velux - ( Connecting door to Coach House)

### Shower Room 3' x 8'7 (0.91m x 2.62m)

Velux window, shower enclosure with glass door and mixer shower control, WC, basin, wall and floor tiles.

### Main Lounge 18'7 x 14'3 (5.66m x 4.34m)

French doors to rear, window to rear, under floor heating.

### Media Room 18'7 x 8'5 (5.66m x 2.57m)

French doors to rear, window to rear, under floor heating.

### First Floor Landing 14' x 9'7 (4.27m x 2.92m)

Window to rear, balustrade, Velux window, radiator.

### Bedroom One 10'9 x 12'3 (3.28m x 3.73m)

Window to front, radiator.

### En-suite 5'10 x 5'11 (1.78m x 1.80m)

Window to rear, tiled wall and flooring, corner shower enclosure with glass doors and mixer control, basin and vanity unit, WC, fan, ladder radiator.

### Bedroom Two 9'8 x 9'11 (2.95m x 3.02m)

Window to front, radiator, (2ft wardrobe recess) radiator

### Bedroom Three 8'11 x 10'6 (2.72m x 3.20m)

Window to front, radiator.

### Bedroom Four 6'2 x 7'11 (1.88m x 2.41m)

Window to rear, radiator, Velux window.

### Bathroom 6' x 10' (1.83m x 3.05m)

Window to rear, luxury suite with shower bath, curved glass shower screen, WC, basin and vanity unit, wall and floor tiles, ladder radiator.

### Coach House 16'11 x 12'2 (5.16m x 3.71m )

This original Victorian Coach House has been converted to a hobby room however retains the wooden dorrs and could be put back to garage use. Wall mounted shelves, power and light (SEP FUSE BOX) . A paddle staircase lead up to first floor room.

### Office / Studio Room 15'9 x 12'2 (4.80m x 3.71m)

Large window to front, wood flooring, white washed brick wall.

### Gardens

At the front is a pleasing walled garden with a mainly lawned area with edging and a gravel patio area. A side path leads to the rear garden with a lawn and Slate patio area enclosed with wall and fencing.

### Driveway.

A walled gravel drive offer parking for three cars.

### Viewing Arrangements

By appointment with DK Residential 01225 759123  
dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm  
Saturday 9am to 4pm







