



**5 Wren Court,
Trowbridge, Wiltshire BA14 9TX**



Guide Price £420,000

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One Owner From New In 1993 - Sought After Location - Wingfield Side Of Town - Close Walk To Town, Railway Station and Schools - Offering Lots Of Potential - Gas C.H. - Double Glazing - Two Reception Rooms - Kitchen and Utility Room - Four Bedrooms - En Suite Shower Room - Good Sized Gardens - Parking For Four Cars - Garage

Entrance Hall

With double glazed front entrance door and side screen. Radiator, wooden flooring, coving, power point, smoke alarm and stairs lead to the first floor. Door to garage.

Cloakroom

4'9 x 2'9 (1.45m x 0.84m)

With vanity wash hand basin unit and close coupled W.C. Radiator and double glazed window to the side elevation.

Living Room

14'9 x 11'5 (4.50m x 3.48m)

With double glazed window to the front elevation, radiator, power points, coving and wall light points.

Dining Room

10'1 x 8'9 (3.07m x 2.67m)

Having double glazed patio doors to the rear elevation, radiator, power points, coving and radiator.

Kitchen

14'8 max 10'3 min x 8'9 (4.47m max 3.12m min x 2.67m)

With single drainer one and a half sink unit fitted to working surface with cupboards, space for dish washer and fridge under. Four ring gas hob fitted to working surface with built in electric oven and cupboards under. Extractor hood, further cupboards under working surfaces, breakfast bar, radiator, power points, double glazed window to the rear elevation. Under stairs cupboard.

Utility Room

7'7 x 5'4 (2.31m x 1.63m)

With single drainer sink unit fitted to working surface having cupboards, plumbing for washing machine and space for freezer under. Wall cupboards, power points, radiator, gas wall boiler and double glazed door to the rear.



First Floor Landing

With airing cupboard, smoke alarm and power point.

Bedroom One

11'10 x 11'6 (3.61m x 3.51m)

With double glazed window to the front elevation, radiator, power points and two fitted double wardrobes.

En Suite Shower Room

With vanity wash hand basin unit, close coupled W.C. and shower cubicle. Shaver light point and double glazed window to the front elevation.

Bedroom Two

11'9 x 11'1 (3.58m x 3.38m)

With double glazed window to the front elevation, radiator and power points.



Bedroom Three

8'9 x 8'5 (2.67m x 2.57m)

With double glazed window to the rear elevation, radiator and power points. Built in cupboard.

Bedroom Four

8'9 x 7'8 (2.67m x 2.34m)

With double glazed window to the rear elevation, radiator and power points.

Bathroom

6'10 x 5'6 (2.08m x 1.68m)

Having white suite of p-shaped bath with shower over, pedestal wash hand basin and close coupled W.C. Shaver light point, radiator and double glazed window to the rear elevation.

Garage

17'0 x 7'6 (5.18m x 2.29m)

Having up and over door. Power points and light. Door leads to the hall

Parking

To the front there is a drive that leads to the garage and provides parking for two cars.



Additional Parking

At the side of the house there is a block paved area that provides extra parking for two cars. Please note this could subject to planning have a double garage built on and the existing garage converted into extra accommodation.

Gardens

At the front there is a lawn with gated side access leading into a very good sized garden.

Viewing Arrangements

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

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

Disclaimer

Disclaimer – 1. MONEY LAUNDERING REGULATIONS
– All purchasers will need to produce identification documentation and your co-operation is appreciated so save any delays

2: These sales particulars do not constitute part or all of an offer or contract in any form.

3: All measurements supplied are for guidance only and as such must be considered incorrect and potential buyers are advised to recheck all measurements before committing to any purchase/expense.

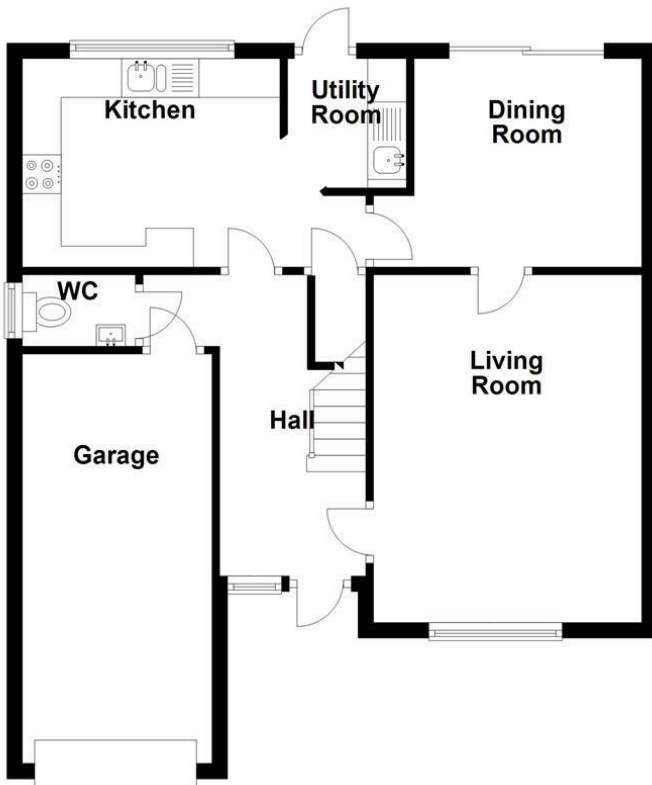
5: DK Residential have not tested any apparatus, equipment, fixtures, fittings or any services and in the buyers interests to check the working condition of any appliances.

6: DK Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

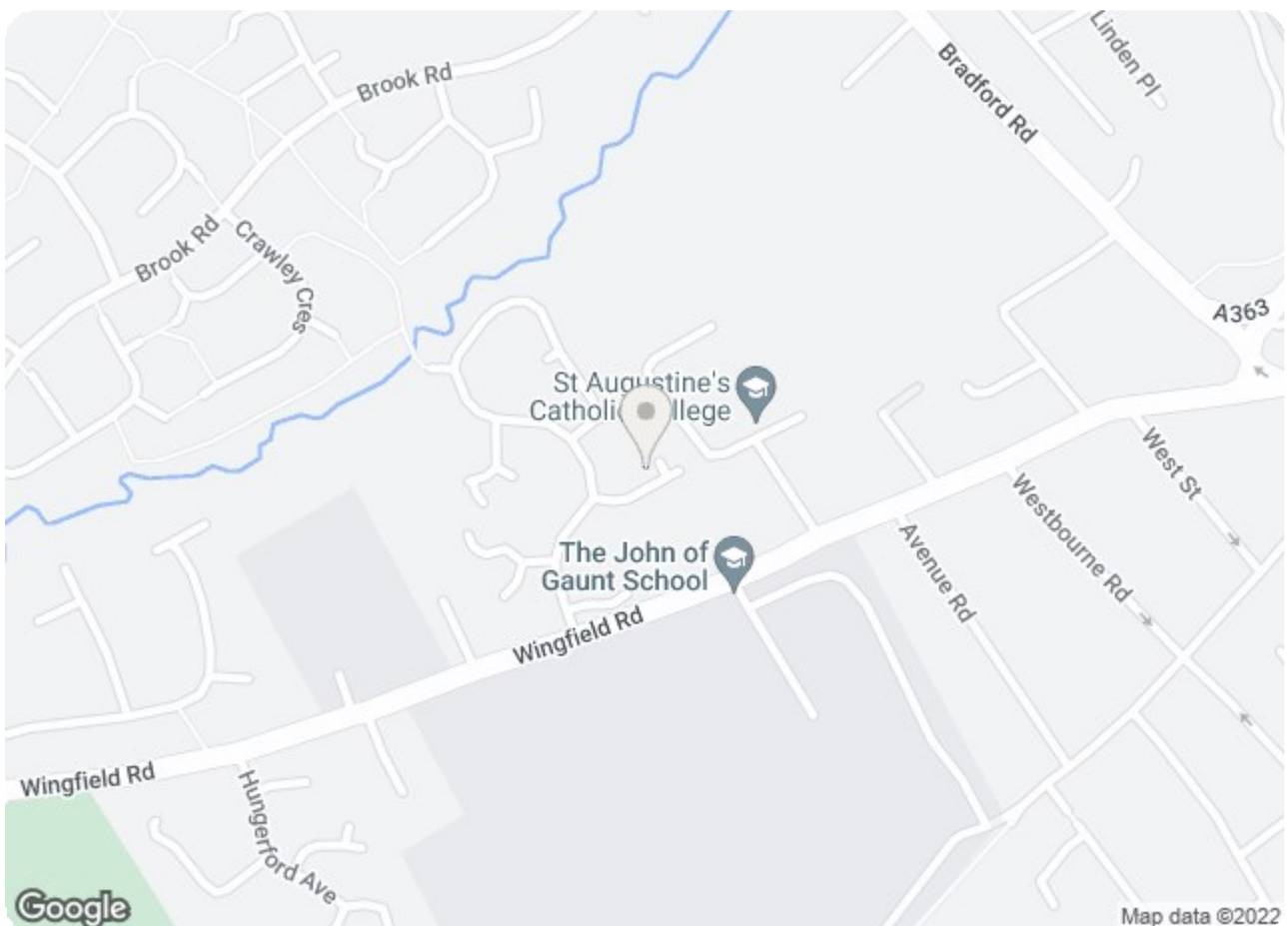
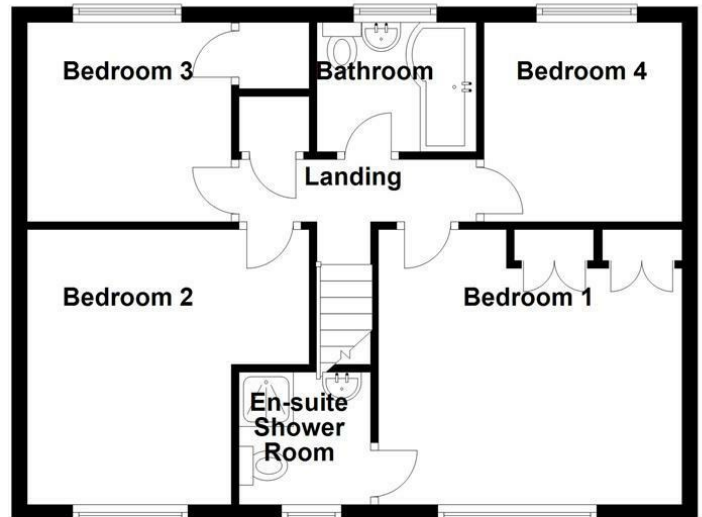
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Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Score	Rating	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	40-54	E	41-50
F	21-39	F	51-60
G	1-20	G	61-70

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