



86 Newtown, Trowbridge, BA14 0BE

Guide Price **£300,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms: 3**  
**Bathrooms: 2**  
**Receptions: 2**

This characterful period home is beautifully presented to an exceptional standard throughout, having been lovingly renovated by the current owners. Careful re-pointing of the front façade enhances the external charm and ensures longevity.

The bay-fronted sitting room is a particularly inviting space, centred around a wood-burning stove with bespoke shelving and fitted storage on either side which add both practicality and visual appeal. Beyond, the sitting room opens into the spacious and light-filled dining room which offers an ideal setting for entertaining, complete with a feature fireplace and attractive wooden floors that further emphasise the home's period appeal, along with additional cupboards and shelving.

The generously-proportioned kitchen is illuminated by recessed ceiling spotlights and features attractive high-quality 'Carrera' marble worktops for ample preparation space, complemented by a large gas-fired cooker with a five-ring hob with overhead extractor and ovens inset. There is a fitted dishwasher and a microwave, along with the plumbing and space for both a freestanding American-style fridge/freezer and a washing machine, ensuring functionality without compromising on style. A sliding door at the rear of the kitchen conveniently opens into a sizeable utility/shower room with the space, power and plumbing for another appliance, further to more fitted storage and a large shower enclosure. Adjoining the kitchen to the left is a highly versatile garden room with stone flooring, perfectly suited for use as a home office, playroom, games room or home gym, offering valuable additional living space with flexibility to suit a variety of needs.



Upstairs, the property provides three bedrooms (two doubles and a good single), all presented in keeping with the home's high standard of finish, showcasing tall ceilings and a feature fireplace. The first-floor bathroom features a bath with shower over, W.C, a wide sink with substantial drawer storage beneath, cabinet mirror, and a heated towel rail.

Externally, this complete home offers private driveway parking at the rear in addition to a landscaped rear garden which is level, enclosed and thoughtfully arranged with several dining and seating areas which are accented by raised planting beds and small mature trees, often enjoying plentiful southerly sunshine throughout the day. A secure shed provides extra storage and there is convenient rear access.

Ideally situated within easy walking distance of Trowbridge town centre and the train station, 86 Newtown enjoys excellent access to a wide range of everyday amenities, services, shops and eateries. The Shires Shopping Centre provides comprehensive retail facilities with a range of additional cafes, pubs and bars found moments away. A regular bus service operates locally and this home is also well placed for healthcare provision, leisure facilities and a variety of independent shops are at hand, making this a highly convenient and well-connected central location.

**Additional Information:**

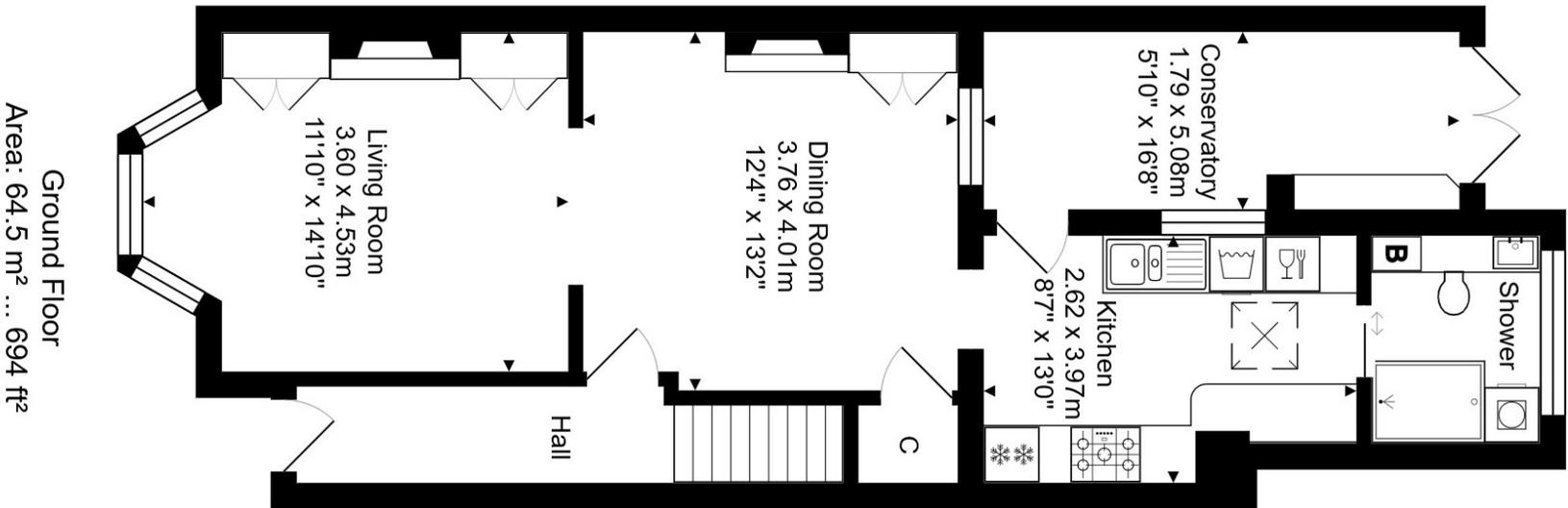
Tenure: Freehold House

Council Tax Band: B

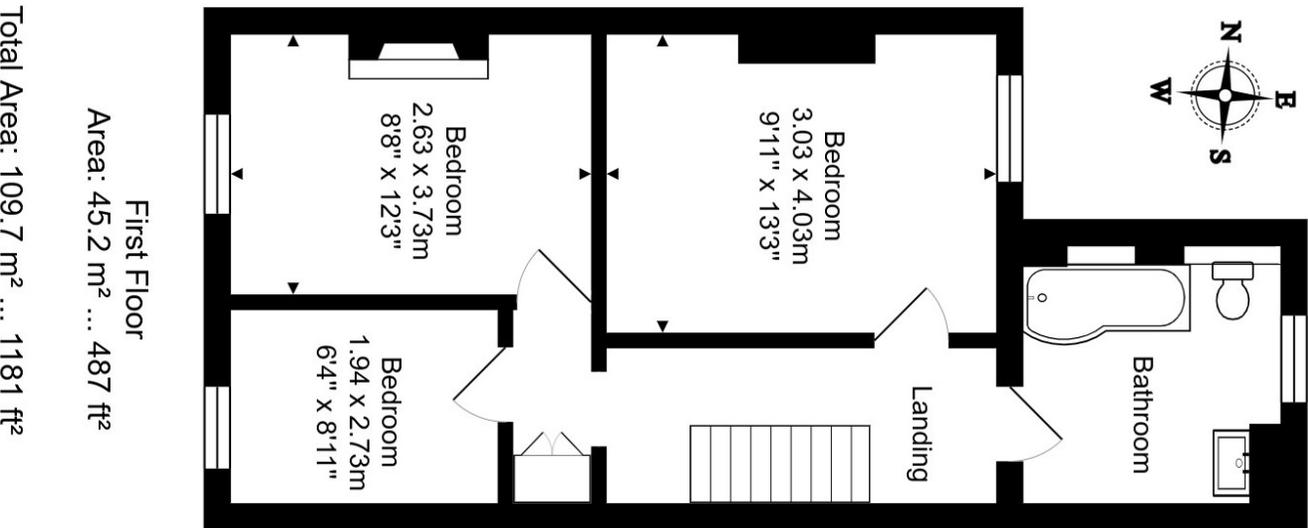
EPC Rating: D (65) // Potential: C (78)

Services: Mains gas fired radiator central heating // Wood-burning stove // Mains electricity supply // Mains water supply // Mains drainage // Double glazed.





Ground Floor  
Area: 64.5 m<sup>2</sup> ... 694 ft<sup>2</sup>



First Floor  
Area: 45.2 m<sup>2</sup> ... 487 ft<sup>2</sup>  
Total Area: 109.7 m<sup>2</sup> ... 1181 ft<sup>2</sup>



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