



10 Clarendon Avenue, Trowbridge, BA14 7BN

Guide Price **£475,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms:** 4 (Plus Office)  
**Bathrooms:** 2 (Plus Cloaks/Utility)  
**Receptions:** 3

Offered with no onward chain, this thoughtfully extended semi-detached home is set along a peaceful and well-connected tree-lined avenue on the West Ashton side of Trowbridge, known for its friendly community. The property blends attractive period character with tasteful modern updates, while also offering further potential for extension or the addition of a garden office, subject to the necessary consents.

Inside, a spacious entrance hallway features practical storage and rich wooden flooring, leading to the bay-fronted sitting room to the right, which features high ceilings and a charming fireplace. To the rear, a second reception room offers flexibility as a home office, playroom or fifth bedroom, enjoying a pleasant garden outlook. The standout feature is the impressive 22-foot open-plan kitchen / dining room, designed for both everyday living and entertaining, with granite worktops, ample storage, wooden flooring, an open fireplace, and direct access to the garden. A separate utility room adds further practicality and offers scope to incorporate a downstairs W.C. or shower if desired.

Upstairs, the bright landing leads to four well-proportioned bedrooms, including three generous doubles and a spacious single. The property also benefits from a large, mostly boarded loft with lighting, power and a Velux window, previously used as an office and offering further potential for conversion. A well-appointed family bathroom with travertine tiling is complemented by a separate modern shower room, serving the bedrooms effectively.



The enclosed & level rear garden enjoys an east-facing aspect with strong southerly light. Generous lawn is complemented by well-stocked planting beds and a variety of established fruit trees including quince, pear, cherry and apple, alongside a workshop / shed which offers a good platform for developing a studio. A patio area, side access, outside lighting and a tap complete the space that exudes good potential to extend into (STP). At the front there is ample driveway parking and a single garage currently used as a workshop and utility area.

Positioned close to a footpath leading directly to Biss Meadows Country Park, the town park lies beyond. Trowbridge offers a wide range of amenities including shops, leisure facilities and a growing community hub. The railway station, around a 10-minute walk away, provides regular services to Bath, Bristol, Salisbury and Southampton, while Westbury offers direct links to London. Excellent road connections via the A350, A36 and M4 place surrounding towns such as Bradford on Avon, Melksham, Devizes and Swindon within easy reach.

#### Additional Information:

Tenure: Freehold Semi-Detached House

Council Tax Band: D

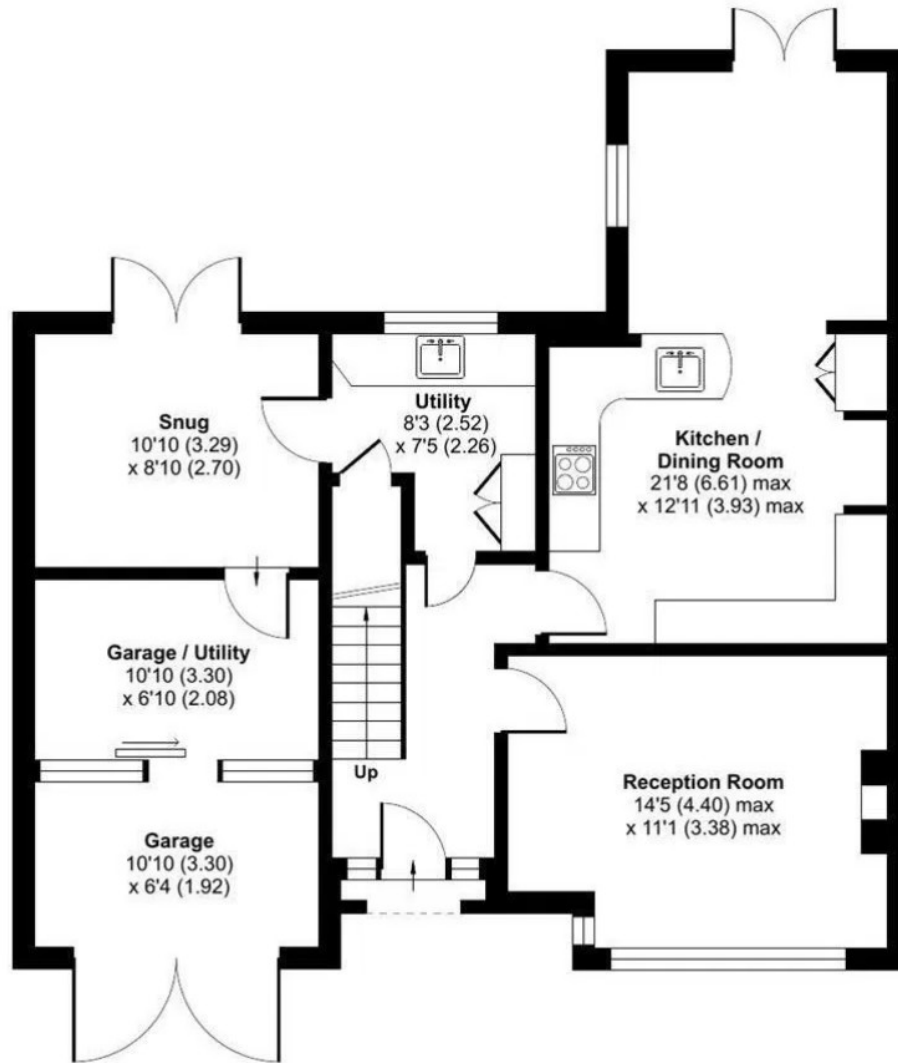
EPC Rating: D (67) // Potential: C (79)

Services: Mains gas central heating. Mains water. Mains drainage. Mains electricity. Double glazing.

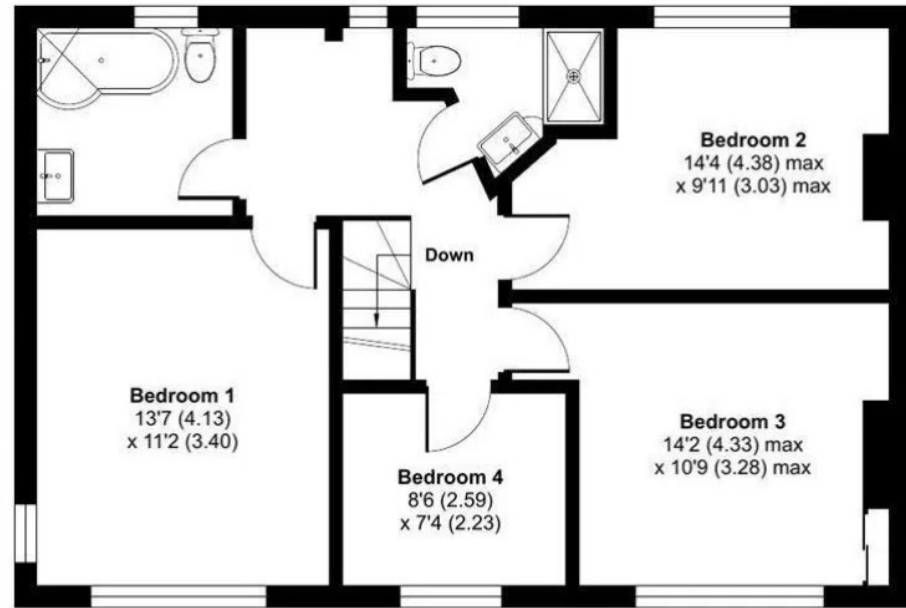
\*\*These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.\*\*



Approximate Area = 1249 sq ft / 116 sq m  
Garage = 252 sq ft / 23.4 sq m  
Total = 1501 sq ft / 139.4 sq m  
For identification only - Not to scale



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