



# 25 Avenue Road Trowbridge BA14 0AQ

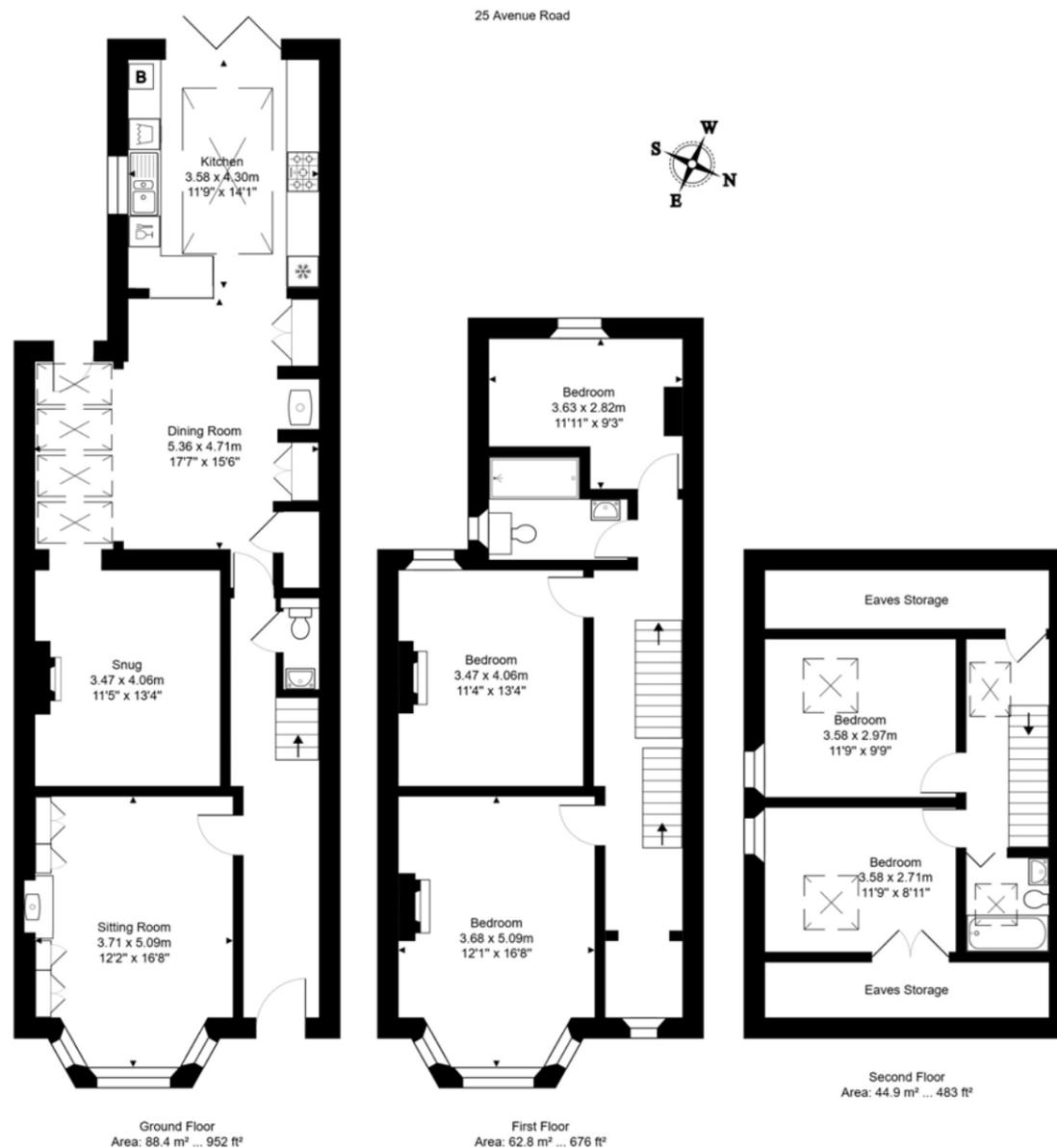
Situated in a sought-after conservation area, this stunning five-bedroom semi-detached Victorian home has been beautifully refurbished to an exceptional standard while preserving its original charm. Boasting elegant period features, the property offers a spacious kitchen, dining and family room, two further inviting reception rooms, two stylish bathrooms plus cloakroom and a private southwest-facing rear garden

Tenure: Freehold

**£525,000**

## Property Features

- 5 bedroom Victorian property
- Open plan living/kitchen
- 2 further reception rooms
- Refurbished to a high specification
- Original period features throughout
- Southwest facing level garden



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
[www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)

# Accommodation

## Ground Floor

### Entrance Hall

Entered through a bespoke handmade front door with partial stained glass, hand-forged brass fittings, and a glazed arched fanlight, this large elegant hallway showcases original ornate Minton tiled flooring, a cast-iron style vertical radiator, and a graceful staircase leading to the first floor. The left door opens to the sitting room and ahead a partially glazed door leads to the open-plan kitchen, dining, and family room.

### Cloakroom

With low flush WC, wash hand basin with mixer tap, extractor fan, part tiled walls, porcelain tiled flooring.

### Sitting Room

With exposed wooden floorboards, a front aspect double glazed Bay window fitted with plantation shutters, fireplace with inset Arrow woodburning stove, Bath stone hearth and lintel with a wooden surround and mantle, bespoke alcove cabinetry either side of the fireplace with cupboards and shelving, deep 13" skirting boards, coving, picture rail and radiator.

### Open Plan Kitchen/Dining/Family Room

With engineered oak parquet flooring throughout.

### Dining Area

Cast Iron style radiators, fireplace inset Arrow woodburning stove, bespoke alcove cabinetry with shelving and cupboards, cloaks cupboard with hanging rail and shoe rack, open to kitchen and:-

### Family Area

With wooden wall panelling, radiator, single slope roof lantern, tilt and turn double glazed door to garden, doorway to snug.

## Kitchen

The Shaker-style kitchen is fitted with a range of floor and wall-mounted units, complemented by honed Italian Carrara marble worktops, upstands, and matching backsplash. A classic Butler ceramic sink with a mixer tap adds timeless style. Integrated appliances include a dishwasher, fridge/freezer, and washing machine/dryer, alongside a double-width range cooker. Deep pan drawers provide generous storage, while a concealed Worcester 8000 gas boiler ensures efficient hot water and central heating. A side-aspect double-glazed window, glazed apex roof lantern, and bi-fold double-glazed doors flood the space with natural light, seamlessly extending to the raised deck and garden beyond.

## Snug

With cast iron feature fireplace with slate hearth and wooden surround, engineered oak parquet flooring, wooden wall panelling, antique style radiator.

## First Floor

### Landing

With doors leading to bedrooms 1, 2, 5 and bathroom, stairs rising to second floor, reading area with front aspect double glazed window fitted with plantation shutters.

### Bedroom 1

With front aspect bay window having window seat and low level radiator, feature cast iron fireplace.

### Bedroom 2

With antique style radiator, rear aspect double glazed window overlooking the garden, cast iron fireplace.

### Bedroom 5

With double glazed rear aspect window, antique style radiator.

### Bathroom

With the porcelain tiled flooring, concealed cistern WC, vanity unit having inset wash hand basin and mixer tap, walk-in double width shower cubicle with glazed screen, thermostatic shower, chrome riser, telephone shower attachment and monsoon shower head, downlighting, extractor fan, part tiled walls, side aspect double glazed window, water heated radiator/towel rail.

## Second Floor

### Landing

With rear respect Velux window, attic and storage access, doors to bedrooms 3, 4 and bathroom.

### Bathroom

With front aspect Velux window, low flush WC, vanity unit with inset wash hand basin, bath with mixer tap and telephone shower attachment, polished tiled flooring, part tiled wall, electric towel rail.

### Bedroom 3

With rear aspect Velux skylight, side aspect double glazed window fitted plantation shutters and radiator.

### Bedroom 4

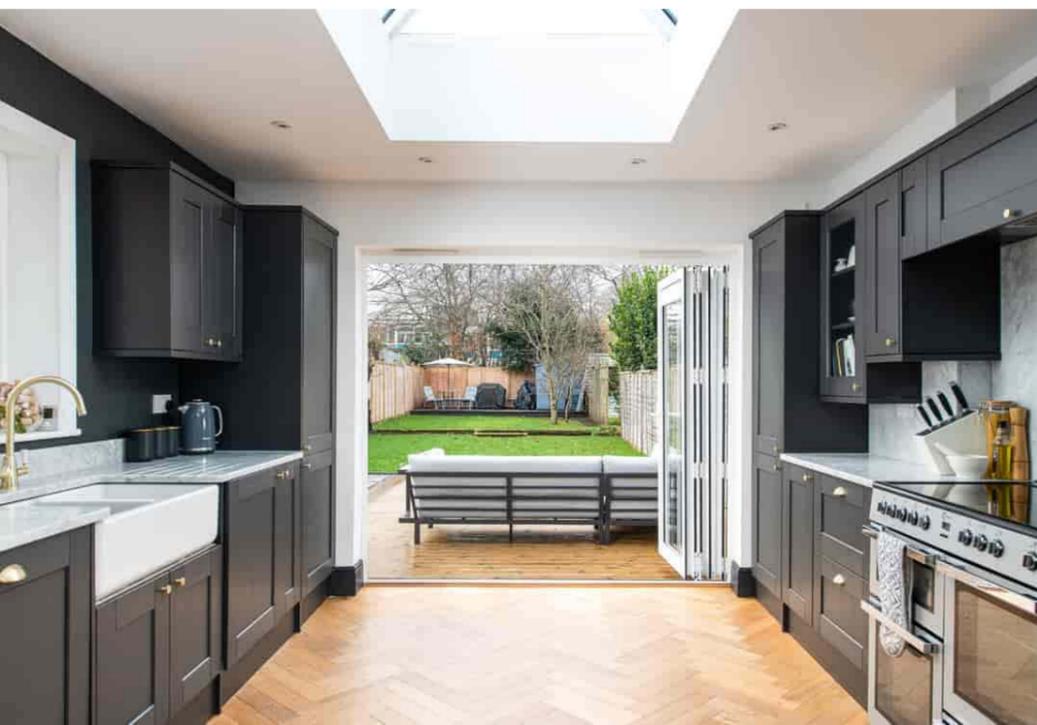
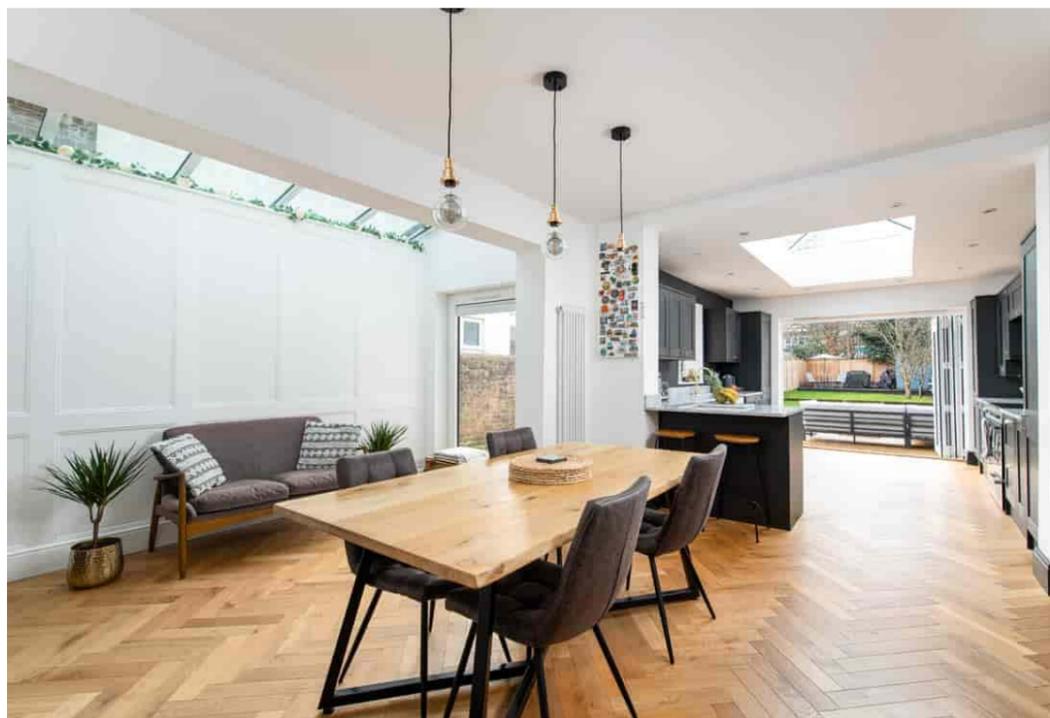
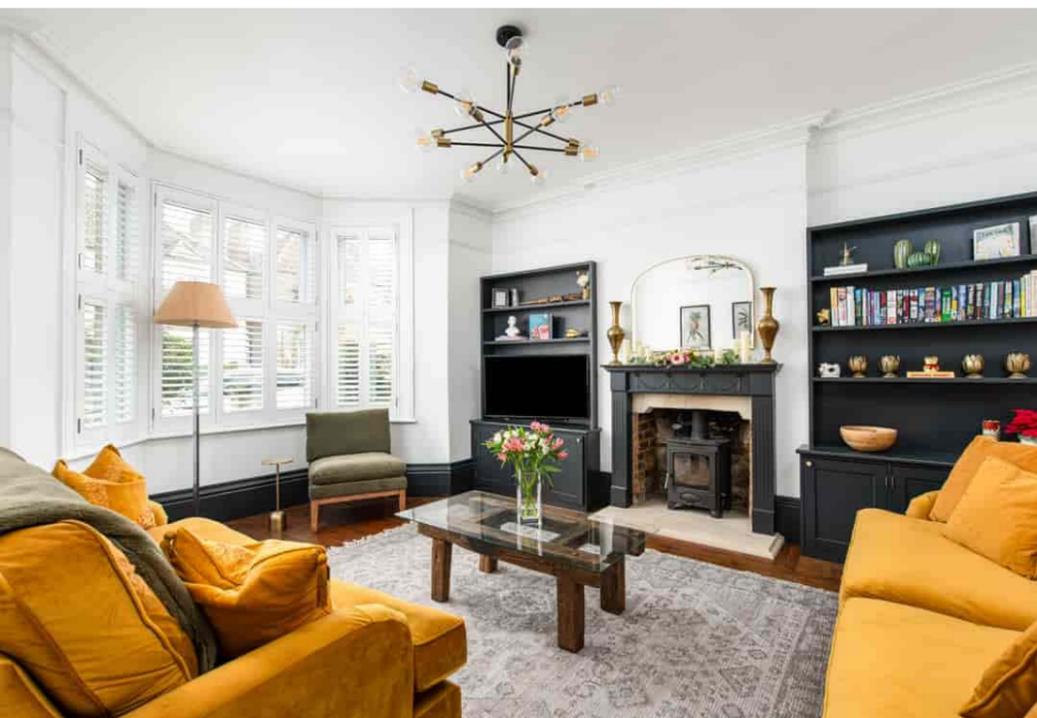
With front aspect Velux skylight, side aspect double glazed window fitted plantation shutters, eaves storage and radiator.

## Externally

### Garden

The property is approached via a Bath stone pillared entrance way giving access to an ornate tiled path to the front door and private side access to the rear. The front garden is easily maintained with landscaped evergreen topiary borders with inset solar lighting.

The generous south west facing garden to the rear is predominately laid to level lawn with mature fruit trees and well enclosed by fencing providing a good degree of privacy. There are two separate raised deck areas for entertaining or enjoying the sun, one accessed directly from the kitchen and the other at the bottom of the garden with timber built garden shed. In addition there is a paved and gravelled seating area, water feed, external lighting and a section of original red brick walling adding a note of period charm to the garden.



## Situation

25 Avenue Road is situated in a sought after conservation area close to the town centre, railway station and schools yet positioned away from busy roads thus affording a peaceful setting. Trowbridge is the County town of Wiltshire and provides a full range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and the mainline railway station which provides direct access to the cities of Bath, Bristol and London (Paddington and Waterloo). There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is approximately 12 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 17 miles away.

## Description

25 Avenue Road is a beautifully restored Victorian semi-detached home that seamlessly blends period charm with modern luxury. Extensively refurbished to the highest standard, the property retains a wealth of original features while incorporating contemporary upgrades, including full replumbing, stylishly refitted bathrooms, and an exceptional open-plan kitchen/dining/family room. Every detail has been carefully considered, resulting in an elegant and characterful home.

Upon arrival, a striking ornate tiled pathway leads to a bespoke, handmade front door with leaded glazing and a fanlight above. Stepping inside, the large welcoming entrance hall showcases an attractive spindled staircase, setting the tone for the home's refined interiors.

The sitting room, with its bay window and feature fireplace housing a wood-burning stove, offers a charming retreat, while the expansive open-plan living/kitchen area at the rear provides a superb social hub, opening directly onto the south west facing garden. A cosy snug and a convenient cloakroom complete the ground floor.

The first floor boasts three well-proportioned bedrooms, two of which feature original cast iron fireplaces, alongside a stylish shower room that blends modern fittings with traditional elegance. The second floor provides two further generous double bedrooms with eaves storage and a beautiful recently installed bathroom. Pure wool looped carpet consistent across all bedrooms, 1st floor landing, stairs to the second floor and landing.

Externally, southwest-facing garden is a private retreat, offering two raised deck areas ideal for relaxation or alfresco dining and entertaining, along with a level lawn and framed by mature planting.

## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band D

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

