



203a Trowbridge Road
Bradford on Avon, Wiltshire, BA15 1EU


KINGSTONS

Unique and highly desirable detached home meticulously crafted in 2022 with a strong commitment to environmental sustainability and energy efficiency. The thoughtfully designed layout spans two floors, offering wonderfully well-lit living spaces that cater to the needs of both growing families and downsizers who appreciate space for guests. Showcasing an impeccable focus on detail and nestled on a secluded and level plot, this property provides a sense of privacy while still being conveniently within walking distance of central amenities and the picturesque Kennet & Avon canal. With no onward chain, this superb home offers an exceedingly rare opportunity to own a one-of-a-kind residence of exceptional quality and character.



Unique & Distinctive Architecture
Efficient & Environmentally Friendly Energy Rating B
Four Double Bedrooms
Two En-Suite Shower Rooms, Bathroom & Cloakroom
Air Source Heat Pump
Light & Open Plan Living Space
Utility Room
Double Car Port & Expansive Gated Driveway
Convenient & Tucked Away Position
£895,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Aluminium double glazed entrance door and windows to front, two storage cupboards, glazed doors to:

Living Space 9.21m (30'3") max x 8.90m (29'2") max
Aluminium double glazed sliding doors to garden, aluminium double glazed windows to sides, wood burning stove, kitchen area fitted with a matching range of base and eye level units with worktop space over, center island with 1+1/2 bowl stainless steel sink and swan neck mixer tap, integrated fridge, microwave, electric double oven and electric hob with extractor hood over, stairs to the first floor.

Utility Room

2.76m (9'1") x 1.71m (5'7")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with swan neck mixer tap, integrated dishwasher, space for fridge/freezer, two storage cupboards, door to:

Cloakroom

Aluminium double glazed window to front, wash hand basin and close coupled WC, extractor fan, plumbing for washing machine, vent for tumble dryer.

FIRST FLOOR

Bedroom 1

6.09m (20') x 3.39m (11'1")
Including En-Suite
Aluminium double glazed windows to side, radiator.

En-Suite Shower Room

Aluminium double glazed windows to rear and side, two heated towel rails, double sink with storage under, walk in shower, shaver point, extractor fan, door to:

WC

Aluminium obscure double glazed window to side.

Walk-in Wardrobe

Bedroom 2 4.03m (13'3") x 3.32m (10'11") max
Aluminium double glazed window to front, storage cupboard, radiator.

En-suite Shower Room 2.13m (7') x 1.55m (5'1")
Aluminium obscure double glazed window to side, heated towel rail, three piece suite comprising shower enclosure, wash hand basin with cupboard under, and close coupled WC, extractor fan.

Bedroom 3

3.68m (12'1") x 3.06m (10')
Aluminium double glazed window to front, radiator.

Bedroom 4

2.77m (9'1") x 2.76m (9'1")
Aluminium double glazed window to front, storage cupboard, radiator.

Bathroom

2.19m (7'2") x 1.79m (5'10")
Heated towel rail, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, extractor fan.

EXTERNALLY

Remote controlled electric gates provide access to the generous driveway leading to the double car port and entrance. The garden is mainly laid to lawn with patio, pond, shrub borders, outside cold water tap, exterior power sockets, lighting and store.

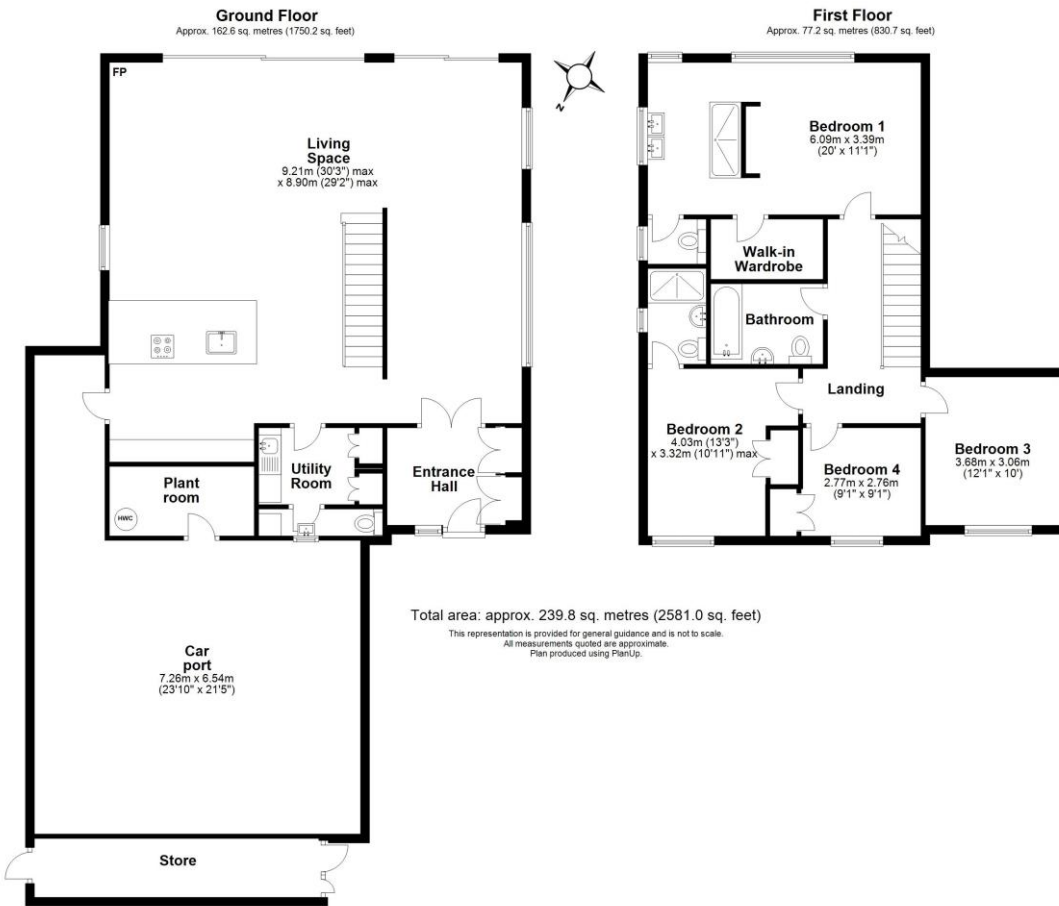
Council Tax:

Band F - £3,338.41 (April 2023 - March 2024 financial year)

Tenure:

Freehold.





Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: From our office in Silver Street, proceed down the hill and across the town bridge. Take the second exit at the mini roundabout onto Frome Road. Take the first exit at the next roundabout onto Junction Road and turn right at the T junction onto Trowbridge Road. Proceed over the mini roundabout, passed Culver Road on the left and number 203a will be found a little further along on the left-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		