



21b Leigh Road
Holt, Trowbridge, Wiltshire, BA14 6PW

Occupying a generous plot with open views over surrounding fields, this extended detached bungalow offers an exceptional opportunity for transformation - ideal for those seeking a "Grand Designs"-style project. Privately accessed via its own driveway, the property offers a highly flexible layout with scope to create an annexe. A detached double garage also presents potential for conversion into ancillary accommodation, complementing the ample parking area. Conveniently located within walking distance of a well-served village, residents can enjoy amenities including a shop with post office, two pubs, a cafe', primary school, and a church. Rarely does such a versatile and promising property become available - especially with no onward chain.

£850,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed entrance door and window to side, UPVC double glazed window to rear, radiator, two storage cupboards, airing cupboard with radiator.

Sitting Room 6.28m (20'7") x 4.10m (13'6")

UPVC double glazed window to rear, aluminium double glazed window to side, aluminium double glazed double door to garden, feature fireplace with gas fire, two radiators.

Dining Room 3.07m (10'1") x 2.85m (9'4")

UPVC double glazed window to rear.

Kitchen 5.08m (16'8") x 3.33m (10'11")

Aluminium double glazed window to rear, fitted with a matching base and eye level units with worktop space over, stainless steel sink, space for fridge, integrated dishwasher, freestanding gas oven with extractor hood over, radiator.

Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, wall mounted gas fired boiler, hot water cylinder.

Bedroom 1 4.92m (16'2") x 4.69m (15'5")

UPVC double glazed sliding door to garden, radiator.

En-Suite Bathroom

UPVC obscure double glazed window to side, four piece suite comprising bath, shower enclosure, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, shaver point, radiator.

Bedroom 2 4.08m (13'5") x 3.95m (13')

Aluminium double glazed window to front, built in wardrobe, radiator.

En-Suite Shower Room

Shower enclosure, close coupled WC, extractor fan, radiator.

Bedroom 3 4.69m (15'5") x 3.87m (12'8")

Aluminium double glazed window to front, built in wardrobe, radiator, loft hatch.

Bedroom 4 4.10m (13'5") x 3.95m (13')

Aluminium double glazed window to front, radiator.

Bedroom 5 4.98m (16'4") x 2.73m (8'11")

UPVC double window to side, built-in wardrobe, radiator, aluminium double glazed sliding door to front.

Bathroom

Aluminium obscure double glazed window to side, bath with shower over, pedestal wash hand basin, radiator.

WC

Aluminium obscure double glazed window to side, low-level WC, radiator.

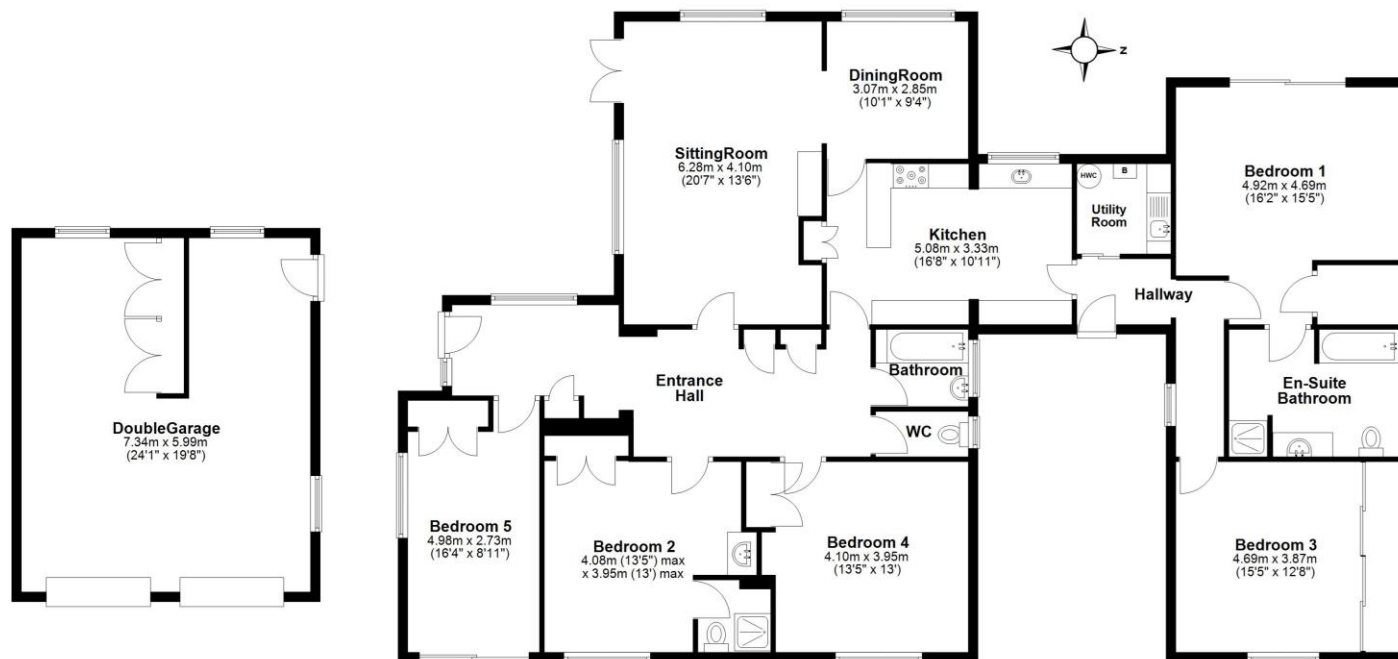
EXTERNALLY

Generous plot of approximately 0.4 of an acre with driveway to the front providing ample parking and rear garden mainly laid to lawn with a patio area, storage shed, green house.

Double Garage 7.34m (24'1") x 5.99m (19'8")

Two uPVC double glazed windows to rear, uPVC double glazed window to side, two up and over door, two double doors, uPVC double glazed door to side.





Main area: Approx. 193.0 sq. metres (2076.9 sq. feet)

Plus double garage: approx. 41.4 sq. metres (445.3 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Council Tax: Band F - £3,341.86 (April 2025 - March 2026 financial year)

Tenure: Freehold.

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

What3words: ///pleasing.committee.tripled

Directions: Leave Bradford on Avon via the B3107 Holt Road and continue for approximately 1.5 miles. Upon entering Holt, proceed over the mini roundabout and turn immediately left onto Leigh Road. Number 21b will be found on the left-hand side, accessed via a private driveway.

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		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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