



Nightingale Road, Trowbridge BA14 9TP


allen & harris

welcome to

Nightingale Road, Trowbridge

Welcome to this wonderful detached home benefiting from multi-generational accommodation, boasting SIX bedrooms total, the property is set in the beautiful Nightingale Road, located in the county town of Trowbridge, also offering a rear garden, garage and parking!!!



Ground Floor

Entrance Hall

Entrance hall into the home.

Radiator. Partially panelled walls.

Hallway

Hallway attaching to all areas of the ground floor with stairs to the first floor.

Living Room

15' 9" x 10' 5" (4.80m x 3.17m)

Partially panelled, elegant and spacious main living room.

Double glazed UPVC window to the front. TV point.

Two radiators.

Cloakroom

Ground floor cloakroom toilet.

WC. Wash hand basin.

Utility Room

9' 2" max x 6' 2" max (2.79m max x 1.88m max)

Separate utility room.

plumbing for washing machine and personal door to partial garage/store.

Kitchen/ Diner

20' max x 8' 10" max (6.10m max x 2.69m max)

With a one and a half bowl single drainer stainless steel sink unit with mixer taps over. A range of re fitted white fronted base units and wall cupboards with laminate work surfaces over and tiled splash backs incorporating a built in double oven, five ring gas hob unit with stainless steel extractor hood over and an integrated dishwasher. There is also space for an American style fridge/freezer, a fitted dining table, tiled flooring, wall mounted Logik Heat 2 H24 gas fired boiler, PVCu double glazed window to rear and PVCu double glazed sliding patio doors to rear hall and conservatory.

Conservatory

10' 7" x 9' 3" (3.23m x 2.82m)

Radiator, tiled flooring, panelled walls, five inset down lights, PVCu double glazed windows and PVCu

double glazed door to rear garden.

Second Kitchen/ Living Room

With a single drainer stainless steel sink unit with mixer taps over and cupboards under. A range of re-fitted white gloss fronted base units and wall cupboards with laminate work surfaces and upstands. The kitchen incorporates a breakfast bar area, a built in Lamona oven & microwave, a four ring induction hob unit with extractor hood over, a built in fridge/freezer, laminate flooring, fitted cupboard housing Worcester gas fired boiler, two inset down lights, radiator and stairs to first floor landing.

First Floor Landing

Fitted stairs to loft room, storage cupboard and access to all other areas.

Master Bedroom

9' 6" x 13' 8" (2.90m x 4.17m)

Spacious master bedroom with access to en-suite facilities.

Radiator, two PVCu double glazed windows to front.

Master En-Suite

Master en-suite comprising a corner shower cubicle with sliding doors and a Mira Décor electric shower, wash hand basin inset with vanity unit under, low level WC, radiator, vinyl tiled flooring, tiled walls, extractor fan and PVCu double glazed window to side.

Bedroom Two

14' 3" max x 9' 11" max (4.34m max x 3.02m max)

Second double bedroom to the front.

Radiator and PVCu double glazed window to front.

Bedroom Three (Loft)

14' 2" max x 10' 8" max (4.32m max x 3.25m max)

Spacious loft bedroom.

Eave storage area. Three inset downlights. Dual aspect double glazed velux windows.

Bedroom Four

9' 8" max x 9' 3" max (2.95m max x 2.82m max)

Fourth bedroom to the rear.

Built in wardrobes with radiator and PVCu double glazed window to rear.

Bathroom

Main family bathroom comprising panelled bath with mixer taps and a Mira Event electric shower over, folding shower screen, pedestal wash hand basin, low level WC, radiator, vinyl flooring, tiled walls and four spot lights.

Bedroom Five

8' 1" max x 7' 7" max (2.46m max x 2.31m max)

Bedroom five comprising of built in triple wardrobe with shelving and hanging rail, PVCu double glazed window to rear and radiator.

Bedroom Six

8' 9" x 7' 4" (2.67m x 2.24m)

Final bedroom with a radiator and PVCu double glazed window to rear.

Shower Room

Shower room comprising a corner shower cubicle with sliding doors and a Mira Décor electric shower, wash hand basin inset with vanity unit under, low level WC, radiator, vinyl tiled flooring, tiled walls, extractor fan and PVCu double glazed window to side.

Outside Rear Garden

Spacious rear garden with a paved patio area with tap and light which is bound by a dwarf stone built wall with timber gate and steps leading to a lawned area with a timber garden shed with power and light. The garden is enclosed by wooden panel fencing with timber gates to both sides of the house.

Parking

Block paved driveway to the front, providing parking for several cars.



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welcome to

Nightingale Road, Trowbridge

- Six Bedroom Detached Home.
- Multi-Generational Accommodation.
- Ample Space Internally & Externally.
- Enclosed Rear Garden.
- Garage & Parking.

Tenure: Freehold EPC Rating: C

£495,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WST107509 - 0003

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