



Wrights
01225 755553

Kingsdown Road, Trowbridge, Wiltshire, BA14 0LD

£315,000

This extended three bedroom link-detached property is situated in the highly regarded Silver Street Lane area, close to local amenities and schools.

The ground floor of the property comprises a spacious lounge, dining room, conservatory, downstairs cloakroom and fitted kitchen. Upstairs you will find three double bedrooms and a modern shower room.

Features include gas central heating with a modern combi boiler (fitted 2023), PVCu double glazing, garage, driveway parking for several vehicles and a low maintenance and private rear garden.

Situation

The property is situated within the popular Silver Street Lane area on the outskirts of Trowbridge. Local amenities include Primary and Secondary schools and a one stop convenience store. The property also offers access to open countryside and Southwick Country Park is just under a mile away offering free access to over 100 acres of countryside walks and a small animal park. The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema and numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Extended three bedroom
link-detached property**

Spacious lounge

Dining room

Conservatory

Downstairs cloakroom

Three double bedrooms

Modern shower room

Gas central heating

**Garage and driveway
parking**

Enclosed rear garden



The property comprises

Ground Floor

Entrance Hall

With tiled flooring, radiator and stairs to the first floor.

Lounge 12' 8" x 15' 7" (3.85m x 4.75m)

With oak flooring, fireplace with wooden surround, radiator and PVCu double glazed window to the front.

Dining Room 8' 4" x 12' 11" (2.54m x 3.94m)

With oak flooring, radiator, double doors opening into the conservatory and built in storage cupboard.

Conservatory 13' 6" x 7' 5" (4.11m x 2.25m)

Of PVCu construction with wood laminate flooring, radiator and PVCu double glazed French doors opening onto the garden.

Cloakroom

With white suite comprising close coupled W.C and hand basin with vanity unit, radiator and extractor fan.

Kitchen 16' 4" x 8' 8" (4.98m x 2.65m) Max - L shaped Room

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, ceramic hob with extractor hood over, breakfast bar, space for fridge and washing machine, radiator, internal door to the garage, PVCu double glazed windows to rear and PVCu door opening onto the rear garden.

First Floor

Landing

With cupboard housing gas combination boiler (installed in 2023) and PVCu double glazed window to the side.

Bedroom 1 15' 9" x 9' 11" (4.80m x 3.01m)

With radiator, built in wardrobes, loft hatch (the loft space is part boarded with a light and pull down ladder) and and PVCu double glazed window to the front.

Bedroom 2 9' 5" x 10' 10" (2.87m x 3.29m)

With wood laminate flooring, radiator, loft hatch and PVCu double glazed window to the rear.

Bedroom 3 9' 7" x 7' 5" (2.92m x 2.25m)

With wood laminate flooring, radiator and and PVCu double glazed window to the side.

Shower Room

With tiled flooring, large walk in shower enclosure with electric shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

To the front of the property is a spacious area laid to gravel with a concrete driveway leading to the attached single garage, offering ample space for multiple vehicles.

To the rear

The private and low maintenance rear garden is fully enclosed by timber fencing. The space features a generous paved patio ideal for outdoor dining and entertaining, as well as an area laid to gravel and complemented by raised beds.

Garage

With up and over door to the front, power, light and internal door to the rear.

Council tax

The property is currently in council tax band D.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Tenure

The property is sold as Freehold.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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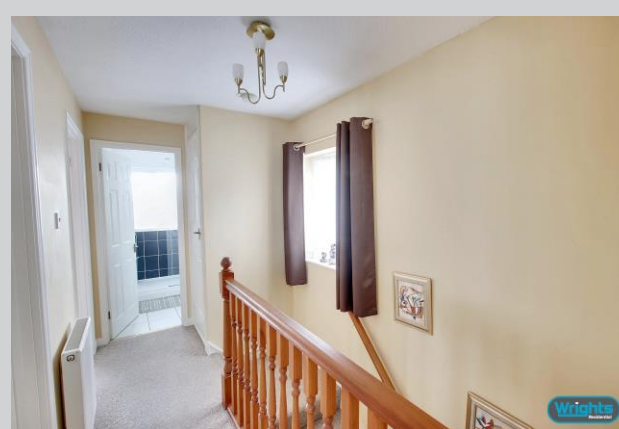
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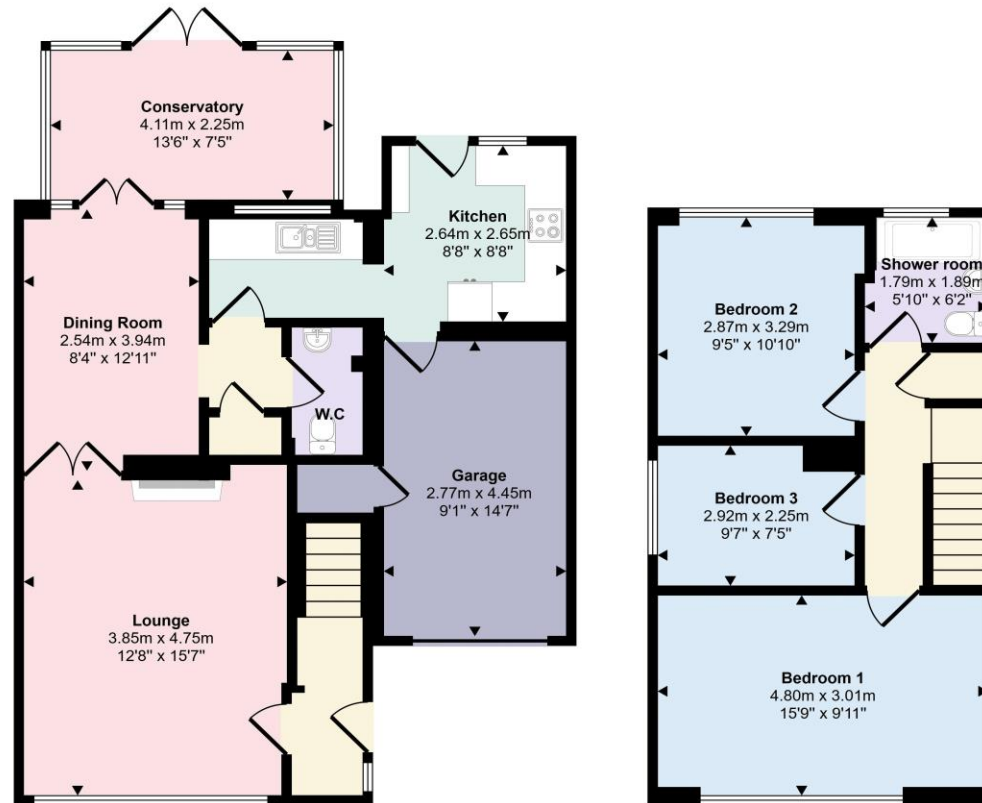


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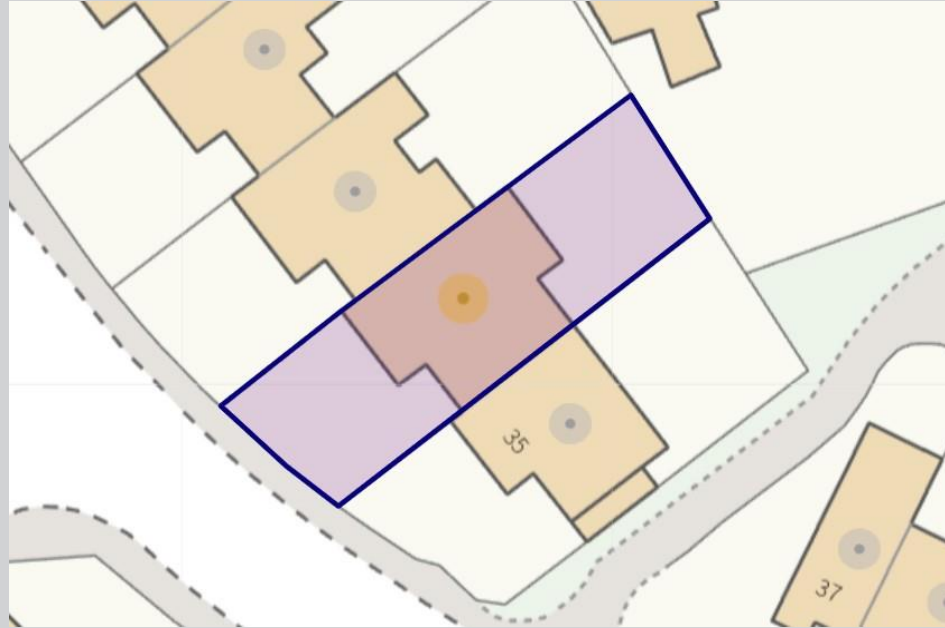
Approx Gross Internal Area
117 sq m / 1261 sq ft



Ground Floor
Approx 75 sq m / 807 sq ft

First Floor
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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