



23 Middle Lane Trowbridge BA14 7LG

- Beautifully Presented Detached Property, Completely Refurbished & Remodelled
- Large Kitchen/Breakfast Rom with Integrated Appliances & Smeg Range Cooker
- Two Double Bedrooms with Built-in Wardrobes
- UPVC Double Glazing & Full Electrical Re-Wire
- Private Landscaped Garden with 20ft Garden Room & Bar
- Highly Regarded Middle Lane Area on the Hilperton Side of Town
- 21ft Lounge/Dining Room & Bedroom Three/Study with Shower Room
- En Suite Shower Room & Family Bathroom
- Refitted Gas CH System with Contemporary Radiators
- Detached Garage & Driveway for Several Vehicles

Offers Over £450,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed window and door to the front. Vertical radiator. Engineered oak flooring and inset ceiling spotlights. Stairs to the first floor with cupboards under. Smoke alarm. Cupboard housing electric meter. Solid wood doors to utility cupboard with plumbing for washing machine and space and vent for dryer. Solid wood door to bedroom 3/study. Part glazed solid wood door to:

Kitchen/Breakfast Room

18'8" x 12'9" max - L-Shaped (5.69 x 3.89 max - L-Shaped)

UPVC double glazed French doors to the rear. UPVC double glazed windows to the rear and side. Vertical radiator. Extensive range of wall, base and drawer units with tiled and stainless steel splash-backs; and laminate and solid oak worksurfaces. Stainless steel one and a half bowl sink drainer unit with non-electric water softener. Smeg range cooker with extractor hood over. Built-in Electrolux combination microwave oven and warming drawer. Integrated dishwasher, fridge and freezer. Enclosed Worcester Bosch boiler. Cupboard housing telephone point and hub. Television point. Engineered oak flooring and inset ceiling spotlights. Space for breakfast table. Opening to the:

Lounge/Dining Room

21'7" x 11'10" (6.58 x 3.61 (6.57 x 3.60))

UPVC double glazed window to the front. Two vertical radiators and additional radiator. Feature fireplace with wood mantel. Bespoke built-in media/display unit with television point. Inset ceiling spotlights. UPVC double glazed sliding patio doors to the rear.



Bedroom Three/Study

9'7" x 7'10" (2.92 x 2.39)

UPVC double glazed window to the front. Vertical radiator. Inset ceiling spotlights. Fuse box. Solid wood door to the:

Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Wood effect flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

Smoke alarm. Two illuminated display alcoves. Solid wood doors off and into:

Bedroom One

14'8" x 12'3" (4.47 x 3.73)

UPVC double glazed window to the front. Vertical radiator. Built-in drawer unit. Double doors to built-in cupboard. Bi-fold double doors to large wardrobe with hanging rails and shelving, and access to eaves housing pressurised hot water tank. Access to loft space. Inset ceiling spotlights. Solid wood door to the:

En Suite Shower Room

Anthracite towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Vinyl tiled flooring and inset ceiling spotlights.

Bedroom Two

14'8" x 11'3" max (4.47 x 3.43 max)

UPVC double glazed window to the front. Vertical radiator. Double doors to built-in cupboard. Two sets of bi-fold double doors to wardrobes with hanging rails and shelving.

Inset ceiling spotlights. Concealed access to eaves.

Family Bathroom

UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower mixer tap, twin sink unit with cupboards under and w/c. Wood effect flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Large gravel driveway providing extensive off road parking. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed landscaped garden with private aspect comprising large flagstone patio area to the immediate rear with balustrade, steps leading down at either end, covered decked seating area with balustrade, area laid to lawn and gravel borders. Garden shed. External tap, power points and lighting. All enclosed by fencing.

Garden Room & Bar

20'11" x 11'2" (6.38 x 3.40)

Timber construction. Window and glazed double doors to the rear leading onto back patio. Timber bar area. Work surfaces with shelving and spaces for appliances under. Power and lighting. Fuse box. Door to the front.

Garage

17'0" x 9'6" (5.18 x 2.90)

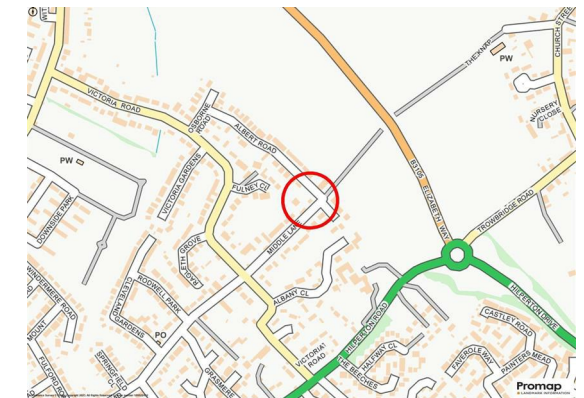
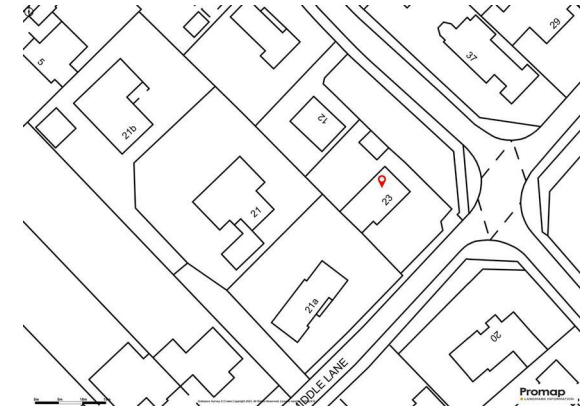
Up and over door to the front. Window to the rear. Glazed double doors to the side. Power and lighting. Shelving. Electric vehicle charging point. Fuse box.



Tenure **Freehold**
Council Tax Band **E**
EPC Rating



Total area: approx. 149.8 sq. metres (1612.7 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.