



17 Salter Close,  
Trowbridge, Wiltshire, BA14 7TD

  
**KINGSTONS**

## Offers Over £500,000

A fantastic opportunity to purchase a spacious, circa 2280sqft, four bedroom detached house built in 2003 with high specification annexe; situated in a small cul de sac on the well regarded West Ashton side of town close to riverside walks, open fields, supermarket, schools and town centre. The well presented and flexible interior features reception hall, living room, family room/office, kitchen/breakfast room with Mark Wilkinson kitchen, dining room opening onto sun room, utility room, cloakroom, three bedrooms, family bathroom, and master bedroom with dressing room and en suite shower room. Self contained two storey annexe with kitchen/dining room, living room, double bedroom, shower room, UPVC double glazing and under-floor heating. Additional features include UPVC double glazing, gas central heating, garage, driveway providing off road parking for four vehicles, private south-east facing landscaped gardens with large detached premium garden room and large shed. Early viewing is highly recommended to appreciate the vast and versatile accommodation on offer.



### LOCATION

The property is located in the county town of Trowbridge which provides a full range of retail outlets together with many amenities to include new cinema complex, restaurants, a sports centre and a railway station which gives access to Bradford on Avon and the nearby cities of Bath and Bristol; and London. Bath, approximately 10 miles away, also provides a full range of retail outlets together with the Theatre Royal. There are also 2 primary and 2 secondary schools within walking distance, including St Augustine's Catholic School; St Laurence School in Bradford on Avon, and a good selection of private schools within the city of Bath, to include King Edwards and Monkton Combe.



**All measurements are approximate.  
ACCOMMODATION**

**Reception Hall**

Obscured double glazed panelled door to the front with side panel windows. Radiator. Stairs to the first floor with cupboard under. Telephone point. Smoke alarm. Vinyl tiled flooring and coving. Panelled doors off and into:

**Cloakroom**

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Vinyl tiled flooring, coving and inset ceiling spotlights.

**Living Room** 23' 7" x 11' 0" (7.18m x 3.35m)  
UPVC double glazed bay window to the front with fitted shutters. Two radiators. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Television point. Coving. UPVC double glazed windows and French doors to the rear.

**Family Room/Office** 10' 5" x 9' 10" (3.17m x 2.99m)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring and coving. Panelled door to the kitchen.

**Kitchen/Breakfast Room** 20' 10" x 8' 10" (6.35m x 2.69m)  
UPVC double glazed window to the side. Radiator. Range of Mark Wilkinson wall, base, drawer and larder units with granite work surfaces, tiled and granite splash-backs. Inset one and a half bowl sink unit with pull-down spray mixer tap and engraved drainer. Built-in electric double oven and four-ring hob with extractor hood over. Integrated dishwasher. Breakfast bar. Travertine tiled and Maple wood flooring, coving and inset ceiling spotlights. Doorway to the utility. UPVC double glazed French doors to the rear. Opening to the:

**Dining Room** 11' 1" x 8' 3" (3.38m x 2.51m)  
UPVC double glazed window to the front. Radiator. Maple wood flooring, coving and inset ceiling spotlights. Open plan to:

**Sun Room** 8' 3" x 7' 1" (2.51m x 2.16m)  
UPVC double glazed windows and French doors to the rear. UPVC double glazed roof. Maple wood flooring.

**Utility Room** 7' 1" x 5' 8" (2.16m x 1.73m)  
Wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Travertine tiled flooring and coving. Obscured glazed door to the rear porch and annexe.

**FIRST FLOOR**

**Landing**

Radiator. Access to loft space. Smoke alarm. Panelled doors off and into:

**Bedroom One** 14' 0" x 11' 9" (4.26m x 3.58m)  
UPVC double glazed window to the rear. Radiator. Doorway to the dressing room. Panelled door to the:

**En Suite Shower Room**

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl tiled flooring and inset ceiling spotlights. Extractor fan.

**Dressing Room** 11' 0" x 8' 2" (3.35m x 2.49m)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

**Bedroom Two** 11' 10" x 11' 0" (3.60m x 3.35m) max  
UPVC double glazed window to the rear. Radiator.

**Bedroom Three** 11' 0" x 9' 3" (3.35m x 2.82m)  
UPVC double glazed window to the front.  
Radiator.

**Bedroom Four** 8' 8" x 7' 5" (2.64m x 2.26m)  
UPVC double glazed window to the rear.  
Radiator.

#### Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Vinyl flooring and inset ceiling spotlights. Panelled door to airing cupboard housing hot water tank.

#### TWO STOREY ANNEXE

##### Rear Porch/Entrance

UPVC double glazed door to the side. Towel radiator. Tiled flooring and inset ceiling spotlights. Obscured glazed door to the main house. UPVC double glazed door to the:

**Kitchen/Dining Room** 16' 2" x 8' 4" (4.92m x 2.54m)

UPVC double glazed windows to the front and rear. High gloss units with granite work surfaces and splash-backs. One and a half bowl sink unit with mixer tap and engraved drainer. Built-in electric oven and four-ring hob with extractor hood over. Plumbing for washing machine. Breakfast Bar. Vinyl tiled flooring with under-floor heating. Inset ceiling spotlights. Smoke alarm. Fuse box. Television point. Stairs to the first floor with oak balustrade.

#### FIRST FLOOR

**Living Room** 16' 6" x 12' 8" (5.03m x 3.86m)

UPVC double glazed window to the front with fitted shutters, and UPVC double glazed Velux window to the rear. Under-floor heating. Television point. Smoke alarm. Panelled door to the:

**Bedroom** 10' 8" x 10' 7" (3.25m x 3.22m)

UPVC double glazed window to the front with fitted shutters. Under-floor heating. Obscured glazed door to the:

#### En Suite Shower Room

UPVC double glazed Velux window to the rear. Towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with electric shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and light. Vinyl tiled flooring and inset ceiling spotlights.

#### EXTERNALLY

##### To The Front

Storm porch over front door with entrance light. Slate chipping borders. Driveway providing off road parking for four vehicles. Gated side pedestrian access leading around to the side, rear and annexe entrance.

##### To The Rear

Good sized enclosed south-east facing garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and a variety of mature trees. Large shed with window and power. Two small sheds to the side of property. Hot and cold taps. All enclosed by fencing and walling with gated rear pedestrian access.

**Premium Garden Room** 21' 4" x 10' 0" (6.50m x 3.05m)

Insulated, timber framed garden room providing extra, flexible, living space. Windows to the front and side, and French doors to the front and side. Power and lighting. Cast iron wood burner. Wood effect flooring Composite deck to the front.

#### Side Courtyard

Gravel area suitable for bin storage. Gated pedestrian access leading to the front and rear.

**Garage** 17' 5" x 9' 3" (5.30m x 2.82m)

Up and over door to the front. Power and lighting. Worcester boiler - fitted 2017. Window to the side. Fuse box.

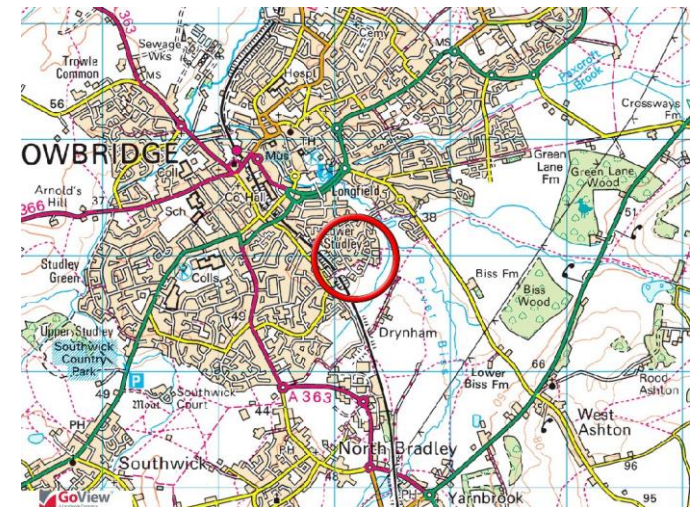
**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**Directions:** From our office in Fore Street, proceed out of Trowbridge on the West Ashton Road, at the mini roundabout turn right into Broadcloth Lane. Take the third turning right into Ryeland Way and Salter Close is the first cul de sac on the left hand side. The property can be found on the left hand side.







### Ground Floor

Approx. 129.7 sq. metres (1396.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### First Floor

Approx. 101.8 sq. metres (1095.7 sq. feet)



Total area: approx. 231.5 sq. metres (2492.1 sq. feet)



### Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and 9.30am to 4pm Sat

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