



16 Kingfisher Close,  
Trowbridge, Wiltshire, BA14 7GH



**KINGSTONS**



# KINGSTONS

ESTATE AGENTS

An immaculate **FOUR DOUBLE BEDROOM** detached family home finished to a high specification by Wain Homes. Tucked away within the well regarded Southview Park development over-looking open fields to the front and close to parkland & riverside walks leading to the town centre and supermarket. The spacious interior boasts two large reception rooms, fitted kitchen/dining room with French doors onto garden & integrated appliances, utility room, two en-suite shower rooms, family bathroom, uPVC double glazing and gas central heating system. External features include good sized gardens, garage and driveway providing off road parking. Viewing highly recommended.

**Offers Over £400,000**



**All measurements are approximate.**  
**ACCOMMODATION**

#### Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Smoke alarm. Stairs to the first floor with cupboard under. Panelled doors off and into:

#### Cloakroom

Radiator. White suite with part tiled surrounds comprising corner wash hand basin and w/c. Vinyl flooring. Extractor fan.

#### Living Room 20' 5" x 12' 4" (6.22m x 3.76m)

UPVC double glazed bay window to the front with fitted blinds. Two radiators. Feature fireplace with electric fire. Television point. UPVC double glazed French doors to the rear garden with fitted blinds.

#### Family Room 11' 11" x 9' 6" (3.63m x 2.89m)

UPVC double glazed bay window to the front with fitted blinds. Radiator.

#### Kitchen/Dining Room

##### Kitchen Area 13' 4" x 9' 8" (4.06m x 2.94m)

UPVC double glazed window to the rear. Radiators. Comprehensive range of shaker style wall and base mounted units with metro tiled surrounds and wood effect rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high-level stainless steel double oven. Built-in stainless steel four-ring gas hob with extractor hood over. Integrated dishwasher and fridge/freezer. Wood effect vinyl flooring.

##### Dining Area 14' 2" x 10' 6" (4.31m x 3.20m) max

UPVC double glazed French doors to the rear. Radiator. Wood effect vinyl flooring and mock panelling. Panelled door to the:

#### Utility Room 7' 0" x 5' 0" (2.13m x 1.52m)

Radiator. Shaker style base mounted unit with tiled surrounds and wood effect rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wall mounted Ideal Logic boiler. Fuse box. Extractor fan. Wood effect vinyl flooring. Double glazed door to the side.

#### FIRST FLOOR

#### Galleried Landing

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

#### Bedroom One 13' 4" x 12' 6" (4.06m x 3.81m)

UPVC double glazed window to the rear. Radiator. Mock panelling. Television and telephone points. 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 double shower enclosure with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Wood effect vinyl flooring.

#### Bedroom Two 12' 8" x 11' 11" (3.86m x 3.63m)

UPVC double glazed window to the front. Radiator. Mock panelling. Panelled door to the:

#### En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising double shower enclosure with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Wood effect vinyl flooring.

#### Bedroom Three 12' 5" x 10' 0" (3.78m x 3.05m) max

UPVC double glazed window to the front. Radiator.

#### Bedroom Four 10' 7" x 8' 5" (3.22m x 2.56m)

UPVC double glazed window to the rear. Radiator.

#### Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, double shower enclosure with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Wood effect vinyl flooring.

#### EXTERNALLY

#### To The Front

Path to the front door with storm porch over and entrance light. Areas laid to lawn with shrubs. Gated side pedestrian access to the rear. Driveway providing off road parking.

#### To The Rear

Good sized enclosed garden comprising paved patio area to the immediate rear, large area laid to lawn, deck area and mixed borders with a variety of plants and shrubs. Outside tap lighting. Enclosed by fencing and hedgerow.

#### Garage 17' 1" x 8' 11" (5.20m x 2.72m)

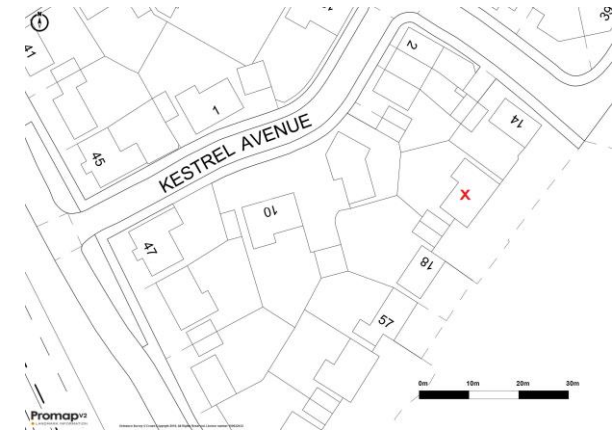
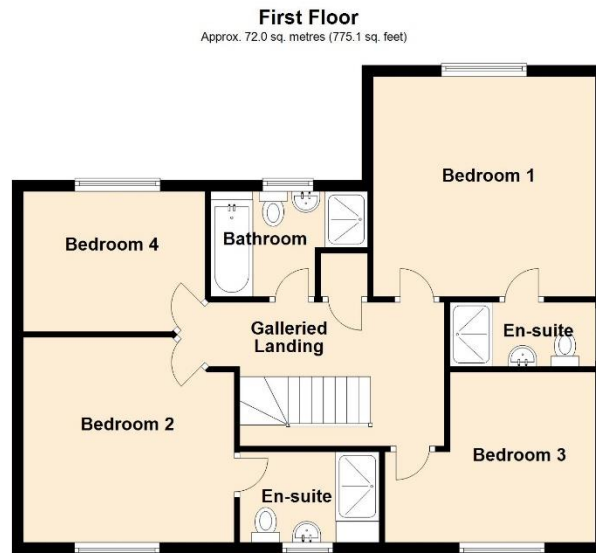
Up and over door to the front. Power and lighting. Eaves storage. Personal door to the side.

**ESTATE CHARGE:** tbc

**COUNCIL TAX BAND:** E

**Directions:** From our office in Fore Street, proceed out of Trowbridge on the West Ashton Road. At the roundabout turn right onto Broadcloth Lane, take the 8th left into Kingfisher Close. Follow the road along (past Kestrel Avenue) and the property can be found down and shared driveway on the right hand side.





Total area: approx. 159.4 sq. metres (1716.0 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

### Viewing Arrangements

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

**Kingstons Estate Agents** 5c/d Fore Street, Trowbridge, Wiltshire, BA14 8HD

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**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.