



31 Clipsham Rise,
Trowbridge, Wiltshire, BA14 9DG



KINGSTONS



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ESTATE AGENTS

A very well-presented detached family home, tucked away on a large plot in a cul de sac position, and situated on the highly desirable Broadmead development on the Bradford on Avon side of town close shops, bus route, and primary and secondary schools. The spacious accommodation features hall, cloakroom, living room, family room, dining room, conservatory, modern kitchen/breakfast room, utility room, four double bedrooms, shower room and bathroom. Additional features include replacement UPVC double glazing, gas central heating with Ideal combi boiler, low maintenance south-west facing garden, good sized front garden, garage, workshop and patterned concrete driveway providing off road parking for several vehicles. Viewing is highly recommend. Vendor suited with no onward chain.

Guide Price £465,000



All measurements are approximate.
ACCOMMODATION

Entrance Hall

Double glazed door to the front with side panel window. Mat-well. Radiator. Stairs to the first floor with cupboard under. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and w/c with dual push flush. Wood effect vinyl flooring.

Family Room 14' 0" x 8' 10" (4.26m x 2.69m)

UPVC double glazed window to the front. Radiator. Coving.

Living Room 15' 6" x 11' 1" (4.72m x 3.38m)

UPVC double glazed French doors and window to the rear. Radiator. Feature stone fireplace with living flame gas fire inset. Coving. Television and telephone points. Double bi-fold doors to the:

Dining Room 10' 2" x 9' 1" (3.10m x 2.77m)

UPVC double glazed window to the rear. Radiator. Coving. Panelled door to the:

Kitchen/Breakfast Room 12' 6" x 9' 11" (3.81m x 3.02m)

UPVC double glazed window and door to the rear leading into conservatory. Radiator. Range of shaker style wall and base mounted units and dresser unit, with tiled splash-backs and wood effect work surfaces. Breakfast bar. Stainless steel one and a half bowl sink drainer unit with mixer tap. Electric cooker with extractor over. Space for American style fridge/freezer (available by separate negotiation). Vinyl flooring and inset ceiling spotlights.

Conservatory 14' 10" x 6' 11" (4.52m x 2.11m)

Single glazed construction with sliding doors to both sides. Tiled flooring. Power and light.

Utility Room 7' 10" x 4' 8" (2.39m x 1.42m)

UPVC double glazed window to the front. Towel radiator. Selection of wall and base mounted units with rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Washing machine included. Space for dryer. Vinyl flooring.

FIRST FLOOR

Galleried Landing

UPVC double glazed window to the front. Balustrade. Access to loft space. Door to airing cupboard housing Ideal combi boiler. Coving. Thermostat. Panelled doors off and into:

Bedroom One 15' 7" x 10' 6" (4.75m x 3.20m)

UPVC double glazed window to the rear. Radiator.

Bedroom Two 11' 4" x 8' 9" (3.45m x 2.66m)

UPVC double glazed window to the front. Radiator.

Bedroom Three 10' 10" x 9' 0" (3.30m x 2.74m)

UPVC double glazed window to the rear. Radiator. Door to storage cupboard.

Bedroom Four 10' 0" x 9' 0" (3.05m x 2.74m)

UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the front. Radiator and electric fan heater. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c. Shaving point. Vinyl flooring.

Shower Room

Obscured UPVC double glazed window to the front. Radiator and electric fan heater. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with aqua panelled surrounds with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c. Vinyl flooring. Extractor fan. Illuminated mirror with shaving point.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Patterned concrete driveway providing off road parking for several vehicles. Large area laid to lawn with well stocked, established borders with a variety of plants and shrubs.

To The Rear

Enclosed, low maintenance garden with south-west facing aspect comprising decked and paved patio areas to the immediate rear, additional patio area with pergola over, area laid to gravel with paving, and well stocked, established borders with a variety of plants, trees and shrubs. Side area leading to garage. All enclosed by fencing and walling with concealed gated side pedestrian access.

Garage 18' 8" x 8' 7" (5.69m x 2.61m)

Electric roller door to the front. Power, lighting and water. Fuse box. UPVC double glazed window to the rear. Personal door to the side. Doorway to the:

Workshop 8' 7" x 8' 2" (2.61m x 2.49m)

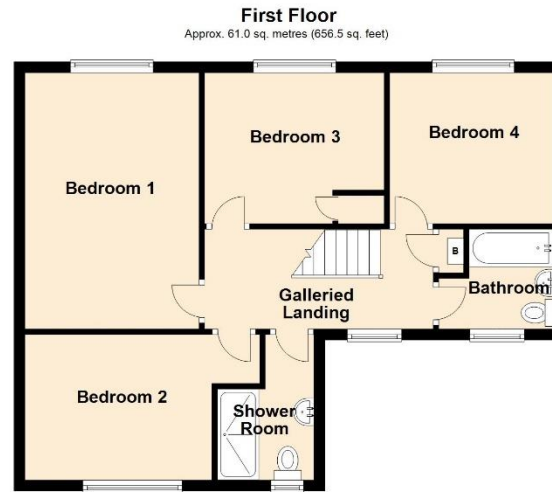
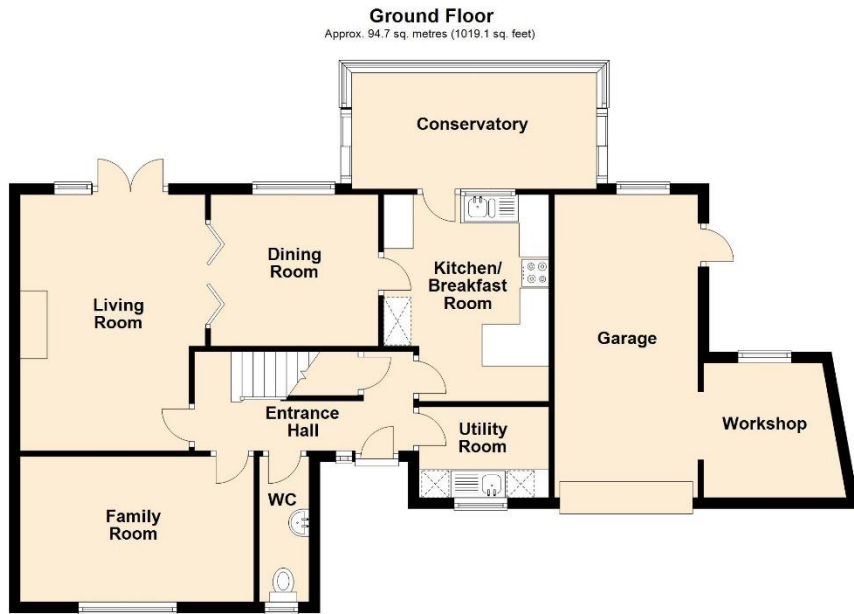
UPVC double glazed window to the rear. Light.

TENURE: Freehold

COUNCIL TAX BAND: E

Directions: From our office in Fore Street, proceed out of Trowbridge on the Bradford Road. At the roundabout turn left onto Brook Road and then immediately right onto Broadmead. Take the second right into Clipsham Rise. Follow the road to the right and then left into the cul-de-sac. The property can be found at the end on the left hand side.





Total area: approx. 155.7 sq. metres (1675.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

t: 01225 777720 e: sales@kingstonstrowbridge.co.uk w: www.kingstons.biz

Partners: Mr A Langley, Mr B Clinch & Mr M Withers



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