



11 Middle Lane,  
Trowbridge, Wiltshire, BA14 7LG

  
**KINGSTONS**





# KINGSTONS

ESTATE AGENTS

A fantastic opportunity to purchase an attractive stone faced Victorian villa, situated off the well regarded Middle Lane on the edge of town near to countryside walks, schools and shop. The beautifully presented and recently upgraded interior is finished to a high specification and boasts contemporary open plan living blended with original period charm. Stand-out features included modern shaker style kitchen with plenty of modular storage, integrated appliances and Corian work surfaces, three reception rooms, snug, reception hall/boot room, feature fireplaces, cloakroom, utility, four DOUBLE bedrooms and contemporary refitted bath & shower rooms. To the rear of the property is the show piece garden measuring approximately 200ft in length boasting plenty of privacy and enclosed by dry stone walling; to the front is a garden, good sized driveway and attached garage. Early viewing is highly recommended as properties within this area always prove extremely popular.

**Offers Over £595,000**





**ACCOMMODATION - All measurements are approximate.**

**Reception Hall/Boot Room** 12' 7" x 7' 10" (3.84m x 2.40m)

Hardwood panelled door to the front with stained glass transom window over. UPVC double glazed sash window to the front. Vertical radiator. Feature fireplace. Stairs to the first floor. Cloak hanging space. Tiled flooring, exposed ceiling beam and inset ceiling spotlights. Stable door to the snug. Glass panelled door to the:

**Living Room** 17' 5" x 10' 6" (5.30m x 3.20m)

UPVC double glazed sash window to the front. Radiator with cover. Feature open fireplace with stone surrounds and wood mantel. Wood effect flooring and coving. Opening to the snug. Wood framed, glazed bifold doors and steps down to the:

**Dining Room** 12' 9" x 12' 2" (3.88m x 3.71m)

Double glazed sliding patio doors to the rear. Vertical radiator. Wood effect flooring, wooden herringbone wall feature, wall lights and coving. Door to under-floor storage.

**Snug** 12' 6" x 9' 1" (3.80m x 2.77m)

Radiator with cover and additional radiator. Feature fireplace. Wood effect flooring and coving. Door to understairs storage cupboard. Opening and steps up to the:

**Sitting Room** 13' 1" x 9' 10" (4.00m x 3.00m)

Double glazed sliding patio doors to the rear. Two radiators with covers. Two openings looking down into dining room with glass balustrades. Wood effect flooring, wall lights and coving.

**Kitchen** 25' 0" x 9' 2" (7.62m x 2.80m)

Atrium roof light. UPVC double glazed French doors to the rear and UPVC double glazed window to the side. Extensive range of shaker style wall, base, drawer and larder units with Corian work surfaces and tiled splash-backs. Inset one and a half bowl sink unit with pull down spray mixer tap and engraved drainer. Built-in induction hob with contemporary extractor hood over. Built-in high level stainless steel double oven. Integrated dishwasher and wine fridge. Pull out refuse drawer. Space for American style fridge/freezer. Wood effect ceramic tiled flooring with under-floor heating. Feature panelling and inset ceiling spotlights. Kick space heater. Hive heating controls. Wood panelled sliding door to the:

**Utility Room** 12' 10" x 8' 11" (3.90m x 2.72m)

UPVC double glazed window and door to the front. Radiator. Modern shaker style wall, base and larder unit with Corian work surfaces. Inset stainless steel sink with mixer tap and engraved drainer. Plumbing for washing machine. Space for dryer. Wall mounted Worcester boiler. Wood effect ceramic tiled flooring and inset ceiling spotlights. Oak door to the:

**Cloakroom**

Two piece modern white suite comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect ceramic tiled flooring and inset ceiling spotlights.

**FIRST FLOOR**

**Landing**

Access to loft space. Smoke alarm. Oak doors off and into: linen cupboard with shelving.

**Bedroom One** 14' 7" x 9' 9" (4.44m x 2.96m)

Two UPVC double glazed windows to the rear. Victorian style vertical radiator. Inset ceiling spotlights. Television point. Sliding oak door to the:

**En Suite Shower Room**

Anthracite towel radiator. Modern three piece white suite with part tiled surrounds comprising large shower enclosure with monsoon shower over, additional hand held shower attachment and doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Built-in cupboards. Medicine cabinet with heated and illuminated mirror and shaving point. Wood effect vinyl flooring and inset ceiling spotlights. Extractor fan.

**Bedroom Two** 17' 5" x 11' 4" (5.30m x 3.46m)

Original single glazed arched window to the front. UPVC double glazed sash window to the front. Radiator. Internal porthole window into stairwell.

**Bedroom Three** 10' 4" x 10' 4" (3.15m x 3.14m)

UPVC double glazed sash window to the front. Radiator.

**Bedroom Four** 13' 1" x 8' 2" (4m x 2.49m)

UPVC double glazed window to the rear. Radiator.

**Family Bathroom**

Obscured UPVC double glazed window to the side. Towel radiator. Modern three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect vinyl flooring. Heated and illuminated mirror.

**EXTERNALLY**

**To The Front**

Path to the front door with entrance light. Path leading to utility door. Area laid to lawn with a variety of plants, trees and shrubs. Tarmac driveway providing off road parking for up to four vehicles. Electric vehicle charging point. Outside tap.

**To The Rear**

Large well tended mature gardens approx 200ft in length with private aspect comprising tiled patio area and large decked area to the immediate rear with enclosed covered seating area, large area laid to lawn with a variety of plants, trees and shrubs. Greenhouse. Vegetable garden at the end of the property with fruit cage, shed and greenhouse. Brick built-in covered store. External tap, lighting and three electric points. Enclosed by 10-12ft high stone walling and fencing.

**Garage** 18' 8" x 8' 2" (5.70m x 2.48m)

Up and over door to the front. Power and lighting. Racking. Personal door to the rear. Fuse box and electric meter.

**AGENTS NOTES**

\*The house was painted in 2023 the guarantee has approximately 14 years left. The Bath stone façade and roofs were also steam cleaned in 2023.

\*\*Sovereign completed a treatment to the front of the property in 2017 and the balance of the guarantee will be included in sale.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

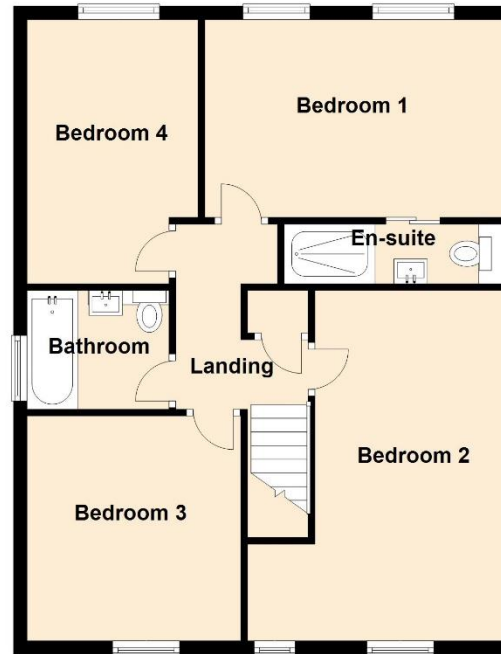
**Directions:** From our office in Fore Street, proceed into Wicker Hill and bear right into Hill Street. Keeping in the right hand lane follow the road around the car park and take left hand lane into Church Street. Follow the road around to the left into Union Street. Take the first right and at the mini roundabout proceed straight over into St Thomas Road. Continue down this road to the very end, at the cross-road continue straight over into Middle Lane. The property can be found on the left hand side.



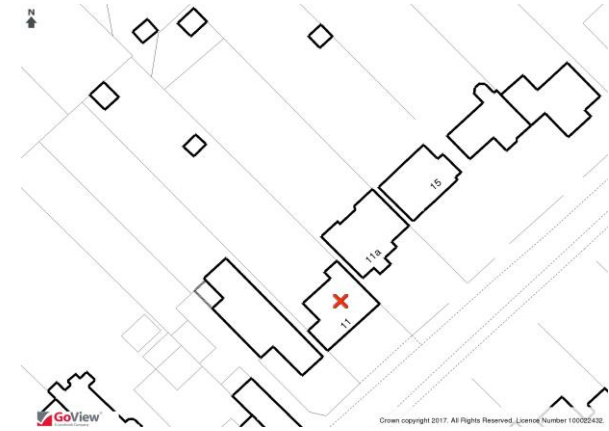
**Ground Floor**  
Approx. 113.1 sq. metres (1217.4 sq. feet)



**First Floor**  
Approx. 66.1 sq. metres (711.5 sq. feet)



Total area: approx. 179.2 sq. metres (1928.9 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

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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.