



13 Southfield,
Southwick, Trowbridge, Wiltshire, BA14 9PN



KINGSTONS



KINGSTONS

ESTATE AGENTS

A fantastic opportunity to purchase a very well presented four bedroom detached property situated in a small cul de sac off the well regarded Blind Lane in the popular village of Southwick, close to open countryside and popular primary school. This ideal family home boasts entrance porch and hall, living room, refitted kitchen/dining room with integrated appliances, refitted cloakroom, utility/boot room, four good sized bedrooms and refitted shower room.

Additional features include UPVC double glazing, good sized enclosed well tended south-west facing garden with private aspect, garage and block paved driveway providing off road parking. Early viewing recommended.

Guide Price £360,000



All measurements are approximate.
ACCOMMODATION

Entrance Porch

Obscured UPVC double glazed door to the side. Obscured UPVC double glazed windows to the front and side. Coir mat. Oak door to the:

Entrance Hall

Radiator. Stairs to the first floor. Oak wood flooring. Oak door to the:

Living Room 13' 0" x 12' 10" (3.96m x 3.91m)

UPVC double glazed window to the front. Radiator. Television and telephone points. Oak flooring. Opening to the:

Refitted Kitchen/Dining Room 16' 5" x 11' 5" (5.00m x 3.48m)

UPVC double glazed window and French doors to the rear. Contemporary vertical radiator. Range of wall, base and drawer units with solid oak work surfaces and up-stands; under under cupboard lighting. Composite single sink drainer unit with swan next mixer tap. Built-in induction hob with extractor hood over. Built-in microwave oven, electric oven and warming drawer. Integrated dishwasher, fridge and freezer. Breakfast bar. Space for dining table. Oak flooring. Smoke alarm. Oak door to the:

Rear Hall

Chrome towel radiator. Oak flooring. Doors to the garage and utility. Doorway to the:

Refitted Cloakroom

Internal UPVC double glazed window to the rear. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Oak flooring.

Utility/Boot Room 8' 6" x 7' 7" (2.59m x 2.31m)

Single glazed with UPVC double glazed door to the rear. Insulated roof.

FIRST FLOOR

Landing

Access to fully boarded loft space with ladder. Inset ceiling spotlights. Oak doors off and into:

Bedroom One 13' 1" x 9' 2" (3.98m x 2.79m)

UPVC double glazed window to the front. Radiator. Television and telephone points.

Bedroom Two 11' 9" x 10' 1" (3.58m x 3.07m) max
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with sliding doors enclosing. Television point.

Bedroom Three 17' 1" x 8' 10" (5.20m x 2.69m)
UPVC double glazed windows to the front and rear. Two radiators. Television and telephone points.

Bedroom Four 10' 1" x 6' 11" (3.07m x 2.11m)
UPVC double glazed window to the front. Television and telephone points. Cupboard housing modern Ideal combi boiler.

Refitted Shower Room

Obscured UPVC double glazed window to the rear. Victorian style towel radiator. White suite with fully tiled surrounds comprising walk-in shower enclosure with touch activated Mira electric shower with monsoon shower over, additional hand-held shower attachment and glass screen enclosing; wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring. Touch heated LED mirror.

EXTERNALLY

To The Front

Block paved driveway for three vehicles. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed south-west facing garden with private aspect comprising large paved patio area to the immediate rear and area laid to lawn. All enclosed by fencing and walling with gated rear pedestrian access leading to additional area laid to lawn and Wesley Lane. (as seen on title plan)

Garage 16' 7" x 8' 10" (5.05m x 2.69m)

Up and over door to the front. Fully insulated. Power and lighting. Vinyl flooring. Plumbing for washing machine. Fuse box.

TENURE: Freehold

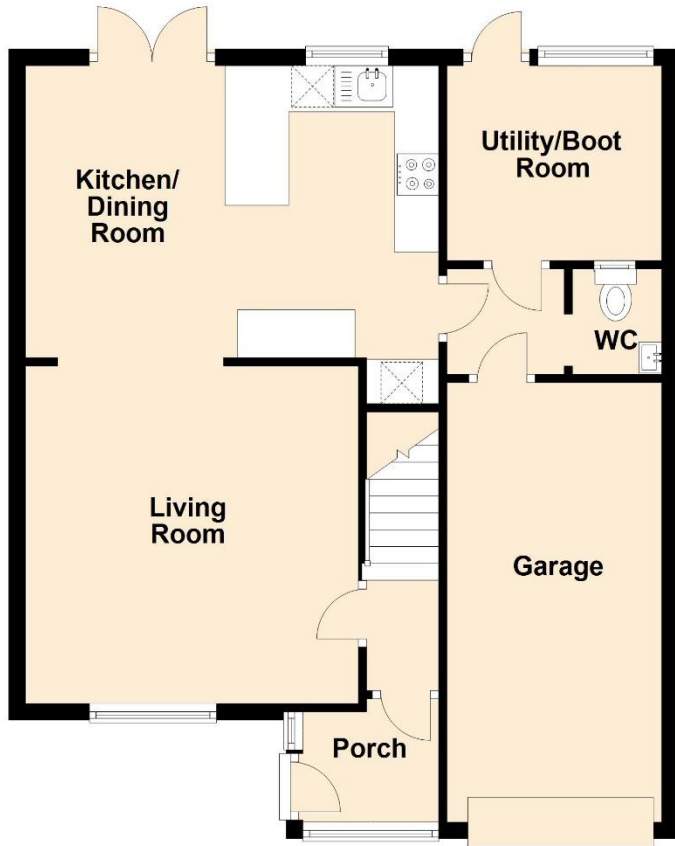
COUNCIL TAX BAND: D

Directions: From our office in Fore Street, Trowbridge, proceed out of town on the Frome Road and proceed into the village of Southwick. At the roundabout turn left into Wynsome Street and then take a right turn into Blind Lane. Take the third right into Southfield and turn left into the cul de sac. The property can be found at the end in the right hand corner.



Ground Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 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



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.