



## 3 Magnolia Rise

Trowbridge BA14 7SJ

- Well Presented & Updated Four Bedroom Detached Family Home
- Living Room & Dining Room
- Refitted Cloakroom & Refitted En Suite
- UPVC Double Glazing
- Good Sized Private Garden with Summerhouse
- West Ashton side of Town close to the River Biss & Town Centre
- Good Sized Refitted Kitchen
- Refitted Family Bathroom
- Updated Gas Central Heating
- Detached Garage & Driveway for Three Vehicles

**Offers Over £350,000**



### **Entrance Hall**

Obscured double glazed, panelled door to the side. Radiator. Tiled flooring and coving. Smoke alarm. Stairs to the first floor. Oak doors off and into:

### **Refitted Cloakroom**

Obscured UPVC double glazed window to the side. Towel radiator. Modern two piece white suite with metro tiled surrounds comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights.

### **Living Room**

16'5 x 11'6 (5.00m x 3.51m)  
UPVC double glazed window to the side. Radiator. Television and telephone points. Coving. Oak double doors to the:

### **Dining Room**

12'5 x 9'7 (3.78m x 2.92m)  
UPVC double glazed French doors to the side. Radiator. Laminate flooring and coving. Doorway to the:

### **Refitted Kitchen**

17'1 x 10'9 max (5.21m x 3.28m max)  
UPVC double glazed window to the front. Radiator. Extensive range of wall, base and drawer units with metro tiled surrounds and solid wood work surfaces. Ceramic circular sink with mixer tap. Five burner range cooker with glass splash-back and extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer and dryer. Tiled flooring and inset ceiling spotlights. Wall mounted Vaillant boiler - fitted 2017. Oak door to the entrance hall.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the front. Coving. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard.

### Bedroom One

13'3 x 9'4 (4.04m x 2.84m)

UPVC double glazed window to the side.

Radiator. Sliding door to the:

### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Anthracite towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with touch activated electric shower with monsoon shower over, additional shower attachment and bi-fold doors enclosing, wash hand basin with cupboards under and w/c with dual push flush. Shaving point and extractor fan. Laminate flooring and inset ceiling spotlights.

### Bedroom Two

11'5 x 9'2 (3.48m x 2.79m)

UPVC double glazed window to the side.

Radiator.

### Bedroom Three

10'5 x 8'7 max (3.18m x 2.62m max)

UPVC double glazed windows to the front and side. Radiator.

### Bedroom Four

10'9 x 7'0 max (3.28m x 2.13m max )

UPVC double glazed window to the front.

Radiator.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Laminate flooring.

### EXTERNALLY

#### To The Front & Side

Storm porch over front door. Area laid to loose stone chippings with feature cut sleepers.

Tarmac driveways to the front and rear, and area laid to loose stone chippings providing off road parking for three vehicles. Outside tap. Gated access to the garden.

### Garden

Enclosed, landscaped garden with private aspect comprising decked area to the immediate side with pergola over, additional decked area, area laid to artificial lawn with cut sleepers enclosing and slate chipping borders. Timber summer house with electric, fuse box, laminate flooring, Perspex roof and obscured bi-fold doors enclosing.

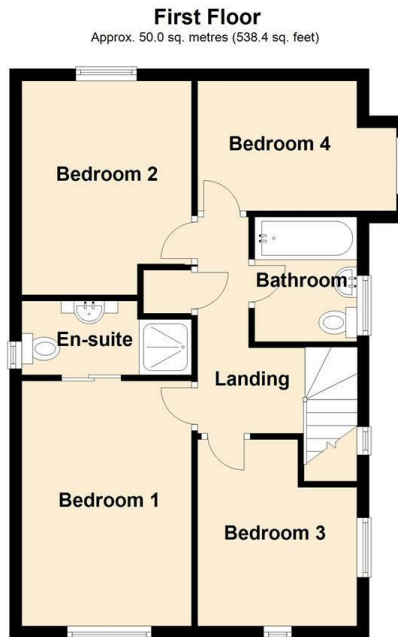
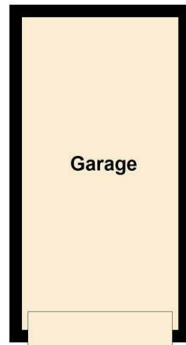
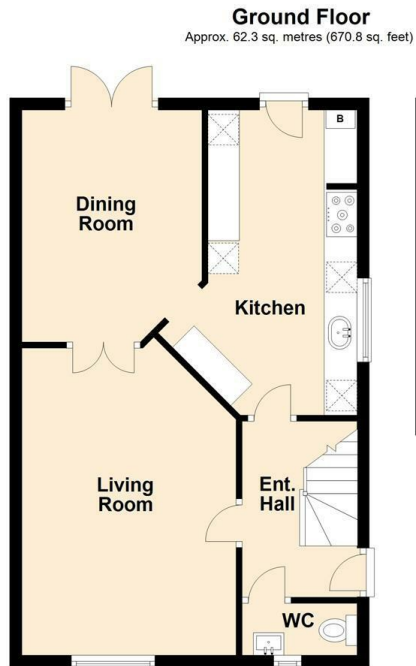
### Garage

16'10 x 8'5 (5.13m x 2.57m)

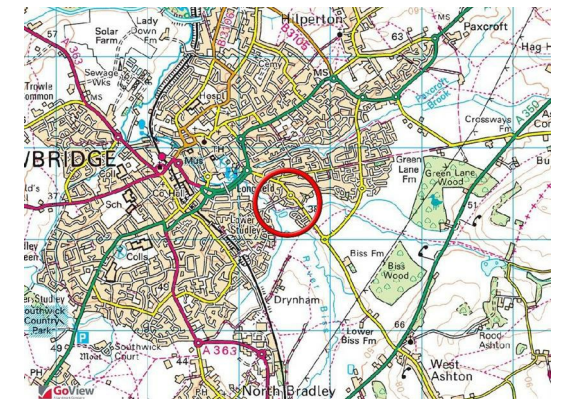
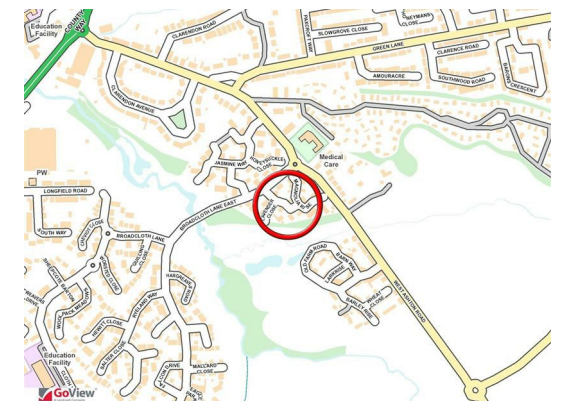
Up and over door to the front. Power and lighting. Eaves storage.



Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **E**



Total area: approx. 112.3 sq. metres (1209.2 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.