



29 Westbury Road, Yarnbrook
Trowbridge, Wiltshire, BA14 6AG


KINGSTONS

Guide Price £650,000

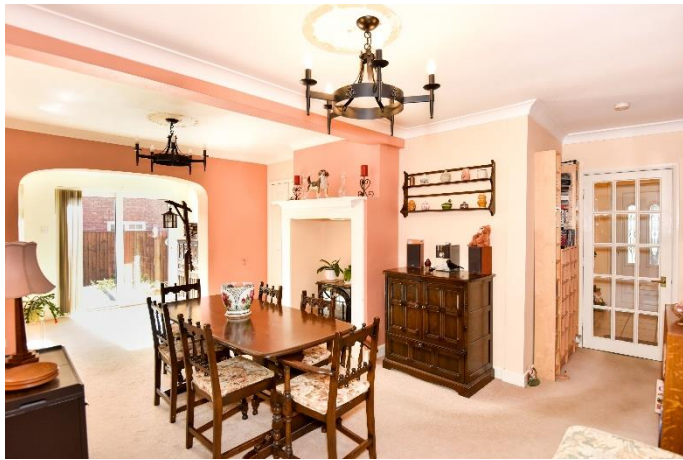
A wonderful, individual six bedroom detached non-estate home, with the addition of an integral one bedroom annexe. This unique multi-generational home enjoys set back position, on the edge of open countryside in Yarnbrook with views across fields to woodland. The flexible living accommodation throughout, appeals to large and combined families. Ground floor accommodation comprises of entrance hall, large dining room, living room with snug, refitted shaker style kitchen with breakfast area, large utility room, main bedroom with dressing room, bedroom with ensuite cloakroom; and modern four piece bathroom. Large ground floor annexe comprising living room with patio doors onto gardens, bedroom with modern ensuite shower room, modern kitchen and its own entrance hall/utility room. The first floor comprises of four further bedrooms, large galleried landing area with plenty of eaves storage; and large family bath/shower room. Benefits include UPVC double glazing throughout, oil fire central heating with modern Grant boiler. External features include large frontage with driveway providing off road parking for several vehicles; and L-shaped gardens with mature trees.



LOCATION

Located in the county town of Trowbridge, which provides a full range of supermarkets and outlets together with amenities which include a cinema complex, restaurants, a sports centre, secondary schools and a college. Yarnbrook lies on the A350 and has two nearby railway stations. Trowbridge station gives access to Bath (20 mins), Bristol (40mins), Cardiff and Swindon. Westbury Station provides provides direct services to London Paddington(1 hr 40 mins), south east to Salisbury and Portsmouth, south to Weymouth, and southwest to Devon and Cornwall. Yarnbrook has a popular has a popular public house called the Longs Arms and a 24hr filling station providing groceries, newspapers etc.

Bath, less than 10 miles away, provides unique shopping within this Georgian city and has the benefit of the renowned Theatre Royal. It also has many private schools as well as two Universities: Bath University and Bath Spa University.



Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Panelled door to the living room. Tiled flooring. Glass panelled door to the:

Dining Room 23'1" x 10'7" min

UPVC double glazed patio doors and window to the side. Two radiators. Feature fireplace with tiled hearth and wood mantle. Coving. Glass panelled door to the inner hallway. Panelled door to the bath/shower room. Panelled door to bedroom one. Archway to the kitchen. Double panelled doors to the:

Living Room 16'4" x 12'2"

UPVC double glazed window to the front. Two radiators. Feature fireplace with tiled hearth, wood mantle and electric fire inset. Coving. Television point. Archway to the:

Snug 13'5" x 5'1"

Two UPVC double glazed windows to the side. Coving and inset ceiling spotlights.

Kitchen 11'8" x 10'1"

UPVC double glazed window to the rear. Radiator. Range of shaker style wall and base mounted units and central island with solid wood work tops and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with swan neck mixer tap. Range Master five-ring electric cooker with glass splash-back and extractor hood over. Integrated dishwasher. Full height fridge and freezer remaining. Tiled flooring and coving. Panelled door to the utility room. Archway to the:

Breakfast Area 11'4" x 5'5"

UPVC double glazed windows to the rear and side. Shaker style base mounted units with solid oak work tops. Tiled flooring and coving.

Utility Room 12'1" x 8'9"

UPVC double glazed window and door to the side. Radiator. Extensive range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Washing machine and dryer remaining. Tiled flooring. Floor standing Grant oil fired boiler. Heating controls. Fuse box and electric meter.

Bedroom One 12'1" x 11'10"

UPVC double glazed windows to the front and side. Radiator. Archway to large walk-in dressing room with built-in triple wardrobe with sliding mirrored doors enclosing, hanging rails and shelving. Coving.

Bath & Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising panelled bath, corner shower cubicle with mains shower and sliding doors enclosing, wash hand basin with cupboards under and w/c with dual push flush. Electric fan heater. Mirror

with lighting over and shaving point. Coving and inset ceiling spotlights. Extractor fan.

Inner Hallway

Radiator. Stairs to the first floor with recess under. Panelled doors off and into: Storage cupboard with hanging rails.

Bedroom Two 9'11" x 9'7"

UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Panelled door to the:

En Suite Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Pedestal wash hand basin with tiled splash-back and w/c.

Annexe Living Room 15'1" x 14'9"

UPVC double glazed patio doors and window to the rear. Radiator. Wall lights and coving. Double panelled doors to the:

Annexe Bedroom 15'5" x 14'9"

Two UPVC double glazed windows to the rear. Radiator. Panelled door to the:

Annexe En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Electric fan heater.

Annexe Kitchen 13'3" x 8'7"

UPVC double glazed window to the front. Radiator. Range of modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level electric oven. Built-in four-ring electric hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring. Doorway to the:

Annexe Entrance Hall 7'10" x 6'6"

Obscured UPVC double glazed door to the front. UPVC double glazed window to the side. Radiator. Vinyl flooring.

FIRST FLOOR

Galleried Landing

UPVC double glazed window to the rear. Radiator. Two smoke alarms and carbon monoxide alarm. Balustrade. Multiple access points to eaves storage. Panelled door to cupboard housing mega flow hot water tank. Panelled door to airing cupboard with shelving. Panelled double doors to large storage cupboard.

Bedroom Three 16'2" x 10'5"

UPVC double glazed window to the front. Radiator.

Bedroom Four 14'3" x 10'5" max

UPVC double glazed window to the front. Radiator. Access to eaves storage.

Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath, shower cubicle with mains shower and door enclosing, wash hand basin with drawers under and w/c

with dual push flush. Shaving point and light. Extractor fan.

Inner Landing

UPVC double glazed window to the side. Smoke alarm. Panelled door to small storage cupboard. Access to eaves storage. Panelled doors off and into:

Bedroom Five/Office 12'6" x 9'1"

UPVC double glazed windows to the side and rear. Radiator. Access to eave storage. Restricted height.

Bedroom Six/Study 13'8" x 9'3"

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

EXTERNALLY

To The Front

Ranch style porch/veranda across the front of the property. Extensive driveway providing off road parking for several vehicles. Large area laid to lawn with trees. External tap and lighting. Enclosed by hedgerow. Gate to side passage between house and garages leading to rear entrance and storage area. Garden shed. Open access to side and rear gardens.

To The Rear & Side

Good sized L-shaped landscaped garden with views across fields to woodland and stream at the far boundary; comprising patio area to the immediate rear large area laid to lawn with mature trees and shrubs. External tap and light. Large detached block built workshop with pitch tiled roof and two stable doors to the side. Access to side storage area. Oil tank. All enclosed by fencing and hedgerow.

Single Garage 14'0" x 8'8"

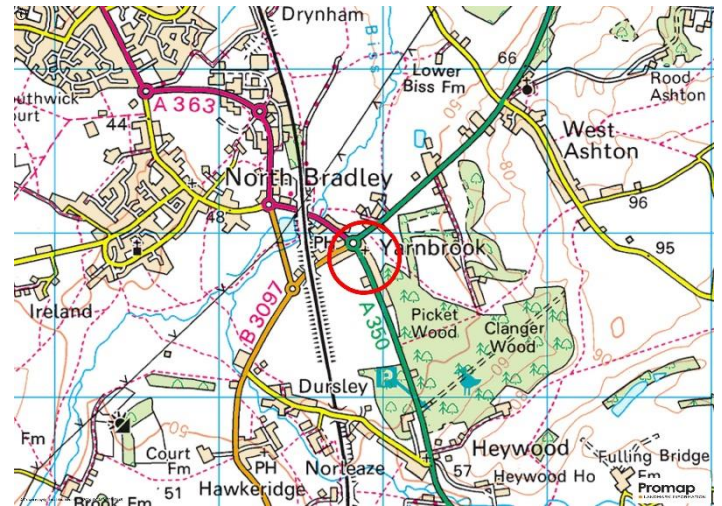
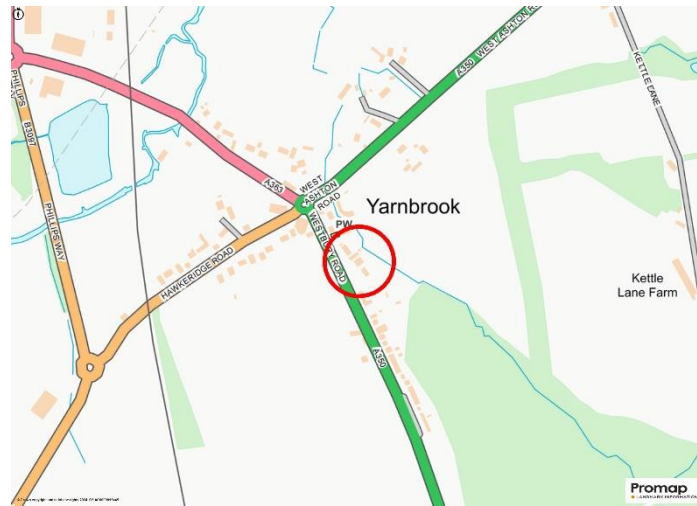
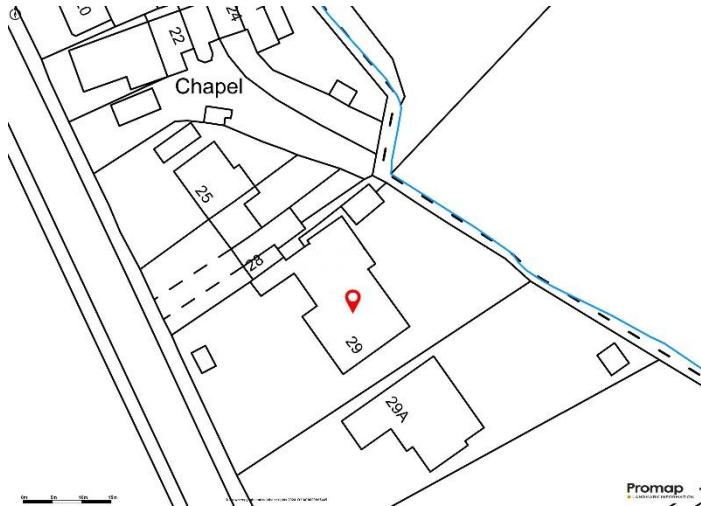
Up and over door to the front. Power and lighting. Eaves storage. Door to the side.

Double Garage 15'1" x 14'0"

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



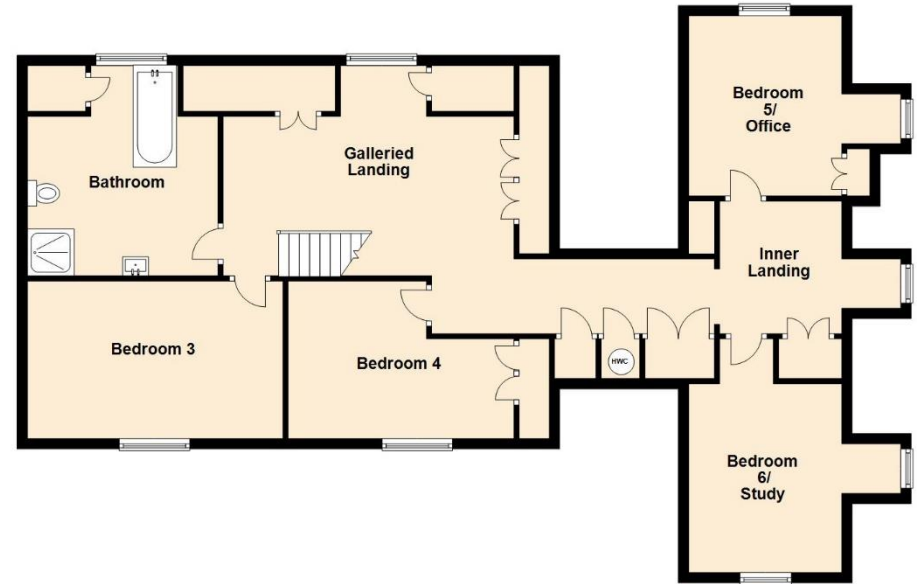




Ground Floor
Approx. 251.1 sq. metres (2702.8 sq. feet)



First Floor
Approx. 115.5 sq. metres (1243.8 sq. feet)

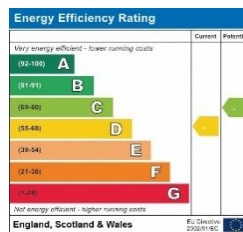


Tax Band E

EPC Rating D

DIRECTIONS: From our office in Fore Street, proceed out of Trowbridge of the A363 Bradley Road. At the roundabout turn left into the White Horse Business Park following the signs to Westbury. Continue over the first roundabout and at the next roundabout turn left onto the Westbury Road. Continue over the next roundabout in Yarnbrook and the property can be found on the left hand side located via a Kingstons 'For Sale' board.

Total area: approx. 366.7 sq. metres (3946.6 sq. feet)





Viewing Arrangements

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

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

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