



22 Holmeleaze

Steeple Ashton Trowbridge BA14 6EH

- Well presented, Spacious & Updated Detached Family Home
- Lounge/Dining Room & Conservatory
- Refitted Cloakroom & Refitted Bathroom
- UPVC D/Glazing & Oil Fired C/Heating
- 20ft Garage/Workshop & Driveway
- Sought After Village close to Pub & Community Run Village Shop/Café
- Kitchen/Breakfast Room & Utility Room
- En Suite Shower Room & Dressing Area
- Enclosed South-East Facing Garden
- No Onward Chain

Guide Price £500,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. UPVC double glazed windows to the front and side. Tiled flooring. Light. Obscured glazed window and door to the:

Entrance Hall

Radiator. Wood effect flooring and coving. Smoke alarm. Thermostat. Telephone point. Stairs to the first floor with cupboard under. Doors off and into:

Refitted Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Modern two piece white suite with part tiled surrounds comprising corner wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and coving.

Lounge/Dining Room

20'8 x 16'0 max (6.30m x 4.88m max)
UPVC double glazed windows to the front. Three radiators. Feature open fireplace with stone surrounds. Television point. Dado rail, wall lights and coving. UPVC double glazed sliding patio doors to the:

Conservatory

10'9 x 9'5 (3.28m x 2.87m)
UPVC double glazed and brick construction with French doors to the side. Radiator. Tiled flooring.



Kitchen/Breakfast Room

12'4 x 11'0 (3.76m x 3.35m)

UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in high level Neff electric oven and microwave. Built-in Neff four-ring gas hob (supplied by gas canisters) with extractor over. Plumbing for dishwasher. Space for table. Tiled flooring and coving. Door to under stairs storage cupboard. Door to the:

Utility Room

9'1 x 8'4 (2.77m x 2.54m)

UPVC double glazed window to the rear. Wall, base and larder units with rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for fridge/freezer. Carbon monoxide alarm. Floor standing Grant oil fired boiler. Tiled flooring. Door to the garage.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Coving. Access to loft space. Doors off and into: linen cupboard with shelving.

Bedroom One

20'0 x 9'3 (6.10m x 2.82m)

Triple aspect with UPVC double glazed windows to the front, side and rear. Radiator. Wood flooring and coving. Television point.

Bedroom Two

11'0 x 9'9 (3.35m x 2.97m)

UPVC double glazed window to the front. Radiator. Built-in run of wardrobes and drawers. Television point.

Bedroom Three

10'1 x 8'0 (3.07m x 2.44m)

UPVC double glazed window to the rear. Radiator. Opening to the:

En Suite & Dressing Area

UPVC double glazed window to the rear. Built-in double wardrobe with hanging rails and sliding doors enclosing. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and door enclosing, wash hand basin and w/c.

Bedroom Four

9'2 x 6'9 (2.79m x 2.06m)

UPVC double glazed window to the front. Radiator. Built-in cupboard. Television point.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboards under and w/c with enclosed cistern and dual push flush. Wood flooring and coving.

EXTERNALLY

To The Front

Path to the front door. Areas laid to lawn and mixed borders with a variety of plants and shrubs. Side pedestrian access to the rear.

To The Rear

Enclosed south-east facing garden with private aspect comprising area laid to lawn, paved patio area with pergola over, and well stocked borders with a variety of plants, trees and shrubs. Garden shed. Outside tap and light. Paved pathway along the rear and side of the property. All enclosed by fencing.

Garage/Workshop

22' 1 x 9'2 (6.71m 0.30m x 2.79m)

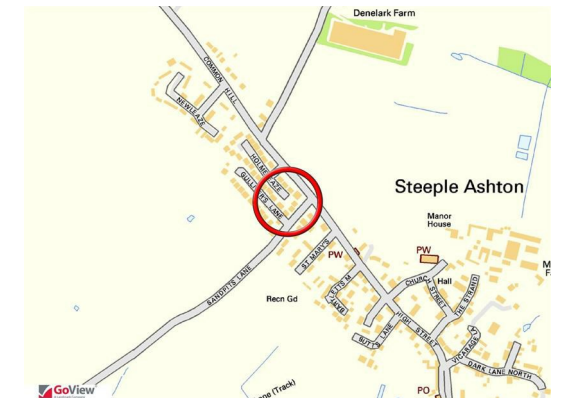
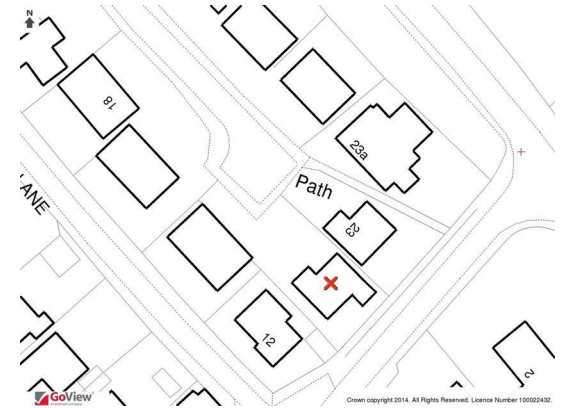
Up and over door to the front. UPVC double glazed window to the side. Power and lighting. Workbench and wall mounted cupboards. Door to the utility room.



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



Total area: approx. 153.0 sq. metres (1647.1 sq. feet)



KINGSTONS
 Trowbridge Office

5C-5D Fore Street, Wiltshire,
 BA14 8HD

Contact

01225 777720
 sales@kingstonstrowbridge.co.uk
 kingstonstrowbridge.co.uk

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.