



KINGSTONS



1 Rodwell Park Trowbridge BA14 7LZ

- Spacious & Extensively Extended 3/4 Bedroom Semi-Detached Family Home
- Self Contained 30ft x 21ft Workshop/Studio with Office & Spray/Store room
- Modern Kitchen with Integrated Appliances Open Plan to Dining/Sun Room
- UPVC Double Glazing & Gas Central Heating
- Good Sized Established South-West Facing Gardens
- Good Sized Plot within the well regarded St Thomas Road Area
- 25ft x 16ft Open Plan Living/Family Room with Contemporary Fire
- Cloakroom, En Suite Bathroom & Family Shower Room
- Driveway, 20ft x 15ft Car Port & Garage with Utility
- Offered for Sale with No Onward Chain

Guide Price £375,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed window and door to the front. Radiator. Wood effect flooring. Part glazed door to the entrance hallway. Door to the:

Cloakroom

Radiator. Modern two piece white suite comprising wash hand basin and w/c with enclosed cistern and dual push flush. Large mirror. Wood effect flooring. Extractor fan. Double doors to cloak cupboard.

Entrance Area

Radiator. Stairs to the first floor. Door to the garage. Wood effect flooring. Opening to the:

Living/Family Room

25'11 x 16' (7.90m x 4.88m)

Living Area

UPVC double glazed window to the front. Contemporary vertical radiator. Contemporary log effect, gas stove. Television point. Wood effect flooring and wall lights. Carbon monoxide alarm.

Family Area

Two UPVC double glazed French doors to the rear. Two full height double glazed windows to the rear. Two contemporary vertical radiators. Low level storage cupboards. Wood effect flooring and wall lights. Smoke alarm. Opening to the:

Kitchen

14'7 x 9'7 (4.45m x 2.92m)

UPVC double glazed window to the side. Contemporary vertical radiator. Extensive range of modern white units with contrasting rolled top work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Neff stainless steel, five burner range cooker with stainless steel splash-back and extractor hood over. Integrated dishwasher and fridge/freezer. Wood effect flooring. Opening to the:



Dining/Sun Room

13'11 x 11'2 (4.24m x 3.40m)

UPVC double glazed French doors to the sides and rear. Double glazed windows to the rear and sides. Contemporary vertical radiator. Wood effect flooring.

FIRST FLOOR

Landing with Study Area

16'4 x 6'5 (4.98m x 1.96m)

Formally having wall providing 4th bedroom (approx. 8'0 x 6'5 (2.44m x 1.96m)). UPVC double glazed window to the front. Radiator. Balustrade. Smoke alarm. Access to loft space. Doors off and into: linen cupboard with shelving.

Bedroom One

13'9 x 10'2 (4.19m x 3.10m)

UPVC double glazed window to the rear. Two radiators. Built-in wardrobes and drawers. Wall lights. Opening to the:

En Suite Bathroom

Obscured UPVC double glazed window to the front. Radiator and additional towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin and w/c with enclosed cistern. Built-in cupboards and drawers. Extractor fan.

Bedroom Two

12'11 x 11'4 (3.94m x 3.45m)

UPVC double glazed window to the front. Radiator. Wall lights.

Bedroom Three

10'5 x 10'1 (3.18m x 3.07m)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Wall lights.

Family Shower room

Obscured UPVC double glazed window to the rear. Radiator. Modern three piece white suite with tiled surrounds comprising large shower cubicle with electric shower over and door enclosing, wash hand basin and w/c with enclosed cistern. Tiled flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Well stocked borders with a variety of established plants, trees and shrubs. Outside light.

Car Port

20ft x 15ft (6.10m x 4.57m)

Lighting and taps. Storage cupboard. Window and large double doors leading to the rear garden.

Garage with Utility

17'3 x 10'2 max (5.26m x 3.10m max)

Insulated up and over door to the front. Four radiators. Three built-in cupboards, one housing combi boiler. Power and lighting. Utility area with base mounted units and rolled top work surfaces, stainless steel sink drainer unit and plumbing for washing machine. Door to the side leading into car port.

To The Rear

Large south-west facing established gardens comprising veranda to the immediate rear with lighting and skylights, large patio area to the rear and side, garden pond, area laid to loose stone chippings with seating area and trellis enclosing, area laid to lawn; and raised beds and mixed borders with a variety of established plants, trees and shrubs. Two taps. 12' x 5'6 (3.66m x 1.68m) garden shed with power and lighting. All enclosed by fencing.

Workshop/Studio

24'5 x 21 min (7.44m x 6.40m min)

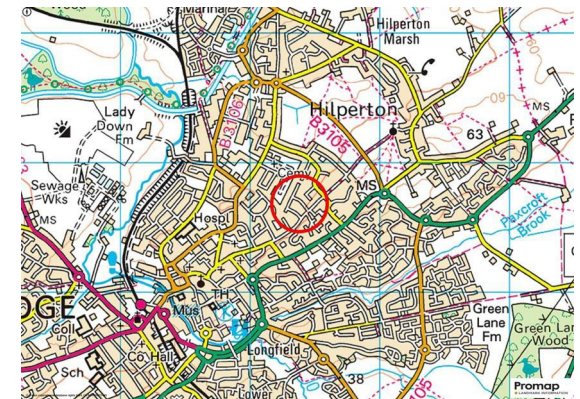
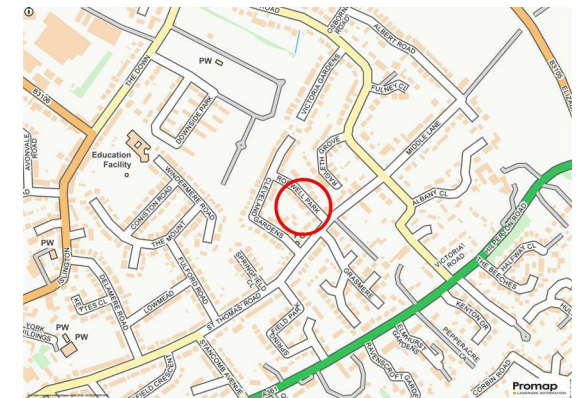
Large double doors to the front. Four double glazed windows to the front. Double glazed window to the rear. Several radiators. Built-in work benches and shelving. Several radiators. Single sink drainer unit. Wall mounted combi boiler. Door to office (9'3 x 7'10 (2.82m x 2.39m)) with double glazed windows to the side, radiator and work benches. Door to cloakroom with wash hand basin, w/c and cupboard. Door to spray/store room (8'1 x 7'10 (2.46m x 2.39m)) with extraction vent.



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



Total area: approx. 232.0 sq. metres (2497.5 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.