



KINGSTONS



6 Silver Street Steeple Ashton Trowbridge BA14 6HB

- Quintessential Three Bedroom Detached Cottage
- Close to Pub & Community Run Village Shop/Café
- Galley Style Kitchen, Breakfast Room, Utility/Boot Room
- Good Sized, Southerly Facing Established Cottage Garden
- Large Garage, Car Port & Gated Driveway
- Edge of Sought After Village Close to Countryside
- Four Receptions - Two Adjoined by Statement Fireplace
- Three Shower Rooms - One En Suite
- Feature Ruined Folly & Ornamental Water Pump
- Offered for Sale with No Onward Chain

Guide Price £575,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Timber and brick construction with pitch tiled roof. Windows to the front and sides. Obscured glazed door to the front. Tiled flooring. Stable door to the:

Dining Room

15'9 x 13'3 max (4.80m x 4.04m max)
Windows to the front and side. Radiator and electric heater. Feature statement fireplace with flagstone hearth and wood burning stove adjoining to the living room. Wood flooring, ceiling beams and inset ceiling spotlights. Door leading to stairs to the first floor. Door to the:

Living Room

14'8 x 14'4 max (4.47m x 4.37m max)
Window to the front. Radiator. Feature statement fireplace with flagstone hearth and wood burning stove adjoining the dining room. Television and telephone points. Internal windows to the side. Glazed door to the:

Garden Room

11'4 x 9'9 (3.45m x 2.97m)
UPVC double glazed windows and French doors to the side. UPVC double glazed window to the front. Wood flooring, exposed stone wall and inset ceiling spotlights. Opening to the:

Sitting Room

11'2 x 9'11 (3.40m x 3.02m)
Two UPVC double glazed windows to the rear. Radiator. Feature open fireplace with wood mantle and tiled hearth. Wood flooring, exposed stone wall, ceiling beams and inset ceiling spotlights. Door to the utility/boot room. Part glazed door to the:

Galley Kitchen

18'3 x 6'0 (5.56m x 1.83m)
Two UPVC double glazed windows to the rear. Radiator. Extensive range of solid wood wall, base, drawer and larder units with tiled splash-backs and works surfaces. 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 and dishwasher. Integrated fridge/freezer. Wood flooring, ceiling beams and inset ceiling spotlights. Doorway to the:



Breakfast Room

9'6 x 6'1 (2.90m x 1.85m)

UPVC double glazed windows to the rear and side. Radiator. Wood flooring. Door to the living room.

Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising walk-in shower with mains shower over, wash hand basin and w/c. Alcove with shelving. Tiled flooring.

Utility/Boot Room

8'5 x 8'0 max (2.57m x 2.44m max)

UPVC double glazed window and door to the front. Wall and base mounted units with rolled top work surfaces. Part tiled surrounds. Stainless steel sink drainer unit with mixer tap. Tiled flooring, exposed wood panelled wall and inset ceiling spotlights. Double doors to the:

FIRST FLOOR

Landing

Smoke alarm. Access to loft space. Part panelled walls. Fuse box. Wall light. Doorway to inner landing. Doors off and into:

Bedroom One

15'7 x 11'10 max (4.75m x 3.61m max)

Windows to the rear and side. Radiator. Feature cast iron fireplace with tiled hearth. Built-in cupboard. Wood flooring, wood panelled wall and wall light.

Bedroom Two

14'9 x 12'2 max (4.50m x 3.71m max)

Windows to the front and side. Radiator. Two built-in cupboards, Wood flooring and wood panelled walls. Telephone point.

Inner Landing

Radiator. Wood flooring and inset ceiling spotlight. Door to airing cupboard housing hot water tank. Doors off and into:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood flooring and inset ceiling spotlight. Door to:

Bedroom Three

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed door to the side, Radiator. Feature cast iron fireplace with tiled hearth. Part panelled walls.

Shower Room

Obscured UPVC double glazed window to the rear and UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and door enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Cupboards and drawers. Wood flooring and inset ceiling spotlight.

EXTERNALLY

Gardens

Good sized, southerly facing, established cottage garden with private aspect comprising area mainly laid to lawn, feature ruined folly with central seating area, ornamental water pump, fish pond, various borders with a variety of plants and shrubs; and a variety of mature trees. Greenhouse. Water butts. Oil tank and small brick shed housing oil fired boiler. Covered log store and bin storage area to the side of garage. External lights. All enclosed by fencing and walling. Five-bar gates leading to gravel driveway and garage.

Garage

20'2 x 10'10 (6.15m x 3.30m)

Double timber doors to the front. Window to the rear. Power and lighting. Wall and base mounted units. Eaves storage. Part glazed door to the side.

Car Port

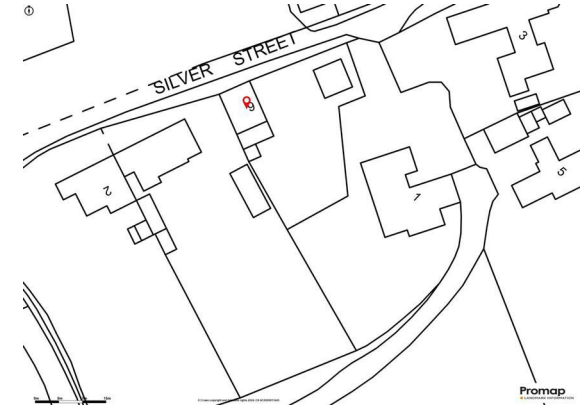
20 x 15'6 max (6.10m x 4.72m max)



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



Total area: approx. 162.8 sq. metres (1752.9 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.