



KINGSTONS



8 Windsor Drive

Trowbridge BA14 0JZ

- Spacious Five Bedroom Detached, Chalet Style Home
- Two Reception Rooms & Home Office
- Refitted Jacuzzi Bathroom & Shower Room
- Upgraded Gas central Heating System
- Large Walled Gardens with Private Aspect
- Highly Regarded Area on the Frome side of Town
- Large Refitted Kitchen/Dining/Family Room
- Main bedroom with Refitted En Suite
- UPVC Double Glazing
- Garage/Workshop & Driveway Providing Parking

Offers Over £550,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door and windows to the side. Radiator. Stairs to the first floor. Smoke alarm. Double doors to cloak cupboard. Oak flooring, wall lights and coving. Doors off and into: large airing cupboard housing pressurised hot water tank and shelving. Double doors to the:

Living Room

18'1" x 16'11" (5.53 x 5.18)

Large UPVC double glazed bow window to the front and UPVC double glazed bow window to the side. Two radiators. Fireplace with wood burner and canopy over. Built-in corner TV cabinet and television point. Wall light and coving. Archway to the:

Lounge/Formal Dining Room

14'6" x 9'1" max (4.42 x 2.77 max)

Ceiling light tube. Radiator. Wood parquet flooring, inset LED spotlights and coving. Feature archway to the entrance hall. Panelled door to the hallway.

Refitted Kitchen/Family/Dining Room

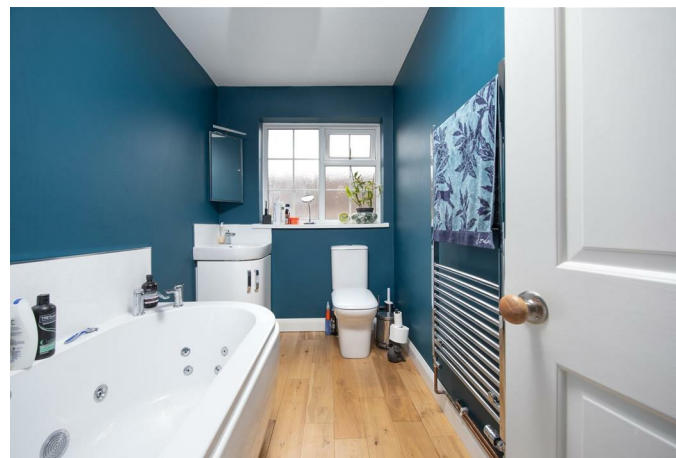
23'7" x 11'5" (7.19 x 3.49)

Two UPVC double glazed windows to the rear. UPVC double glazed French doors to the rear. Range of modern wall, base and drawer units with work surfaces and upstands. Ceramic sink drainer unit with swan neck mixer tap. Built-in Samsung single electric oven and twin oven. Built-in AEG induction hob with glass splash-back. Integrated dishwasher. Space for dining table. Oak flooring. Contemporary LED ceiling mood lighting. Smoke alarm. Panelled door to the:

Utility Room

8'4" x 5'3" (2.55 x 1.62)

UPVC double glazed window to the side. Radiator. Base mounted units. Single sink drainer unit. Plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Door to the garage.



Bedroom One

11'10" x 11'2" max (3.63 x 3.41 max)
UPVC double glazed bow window to the front.
Radiator. Built-in run of wardrobes with cupboards over. Television point. Coving. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite comprising shower cubicle with aqua-board surrounds, mains rainfall shower over, additional shower attachment and sliding doors enclosing, half pedestal wash hand basin and w/c with dual push flush. Wood flooring.

Bedroom Two

12'0" x 9'11" (3.67 x 3.03)
UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with comprising panelled Jacuzzi bath with aqua-board splash-backs, corner wash hand basin with cupboard under and w/c with dual push flush. Oak flooring.

FIRST FLOOR

Landing

Balustrade. Wood flooring. Smoke alarm. Run of built-in storage cupboards with shelving. Solid oak doors off to shower room and office. Panelled doors off and into:

Bedroom Three

11'10" x 11'7" max (3.63 x 3.54 max)
UPVC double glazed window to the rear. Radiator. Built-in desk. Hardwired internet point.

Bedroom Four

14'4" x 9'8" max (4.37 x 2.97 max)
UPVC double glazed window to the rear. Radiator. Hardwired internet point.

Bedroom Five

14'4" x 12'11" max (4.37 x 3.96 max)
UPVC double glazed window to the rear. Radiator. Wiring for surround sound system and AV input. Ceiling power point and AV input for projector. Wall lights. Hardwired internet point.

Office

9'10" x 7'1" max (3.00m x 2.16m max)
Obscured UPVC double glazed window to the side. Radiator. Access to eaves storage. Hardwired internet point.

Refitted Shower Room

Porthole window to the side. Chrome towel radiator. Three piece white suite comprising large shower cubicle with aqua board surrounds, mains rainfall shower over, additional shower attachment and sliding doors enclosing, half pedestal wash hand basin and w/c dual push flush. Wood flooring. Shaving point and extractor fan. Built-in cupboard and shelving.

EXTERNALLY

To The Front

Walled gardens with double gates leading to driveway providing off road parking. Storm porch over front door. Light. Area laid to lawn with a variety of plants and shrubs. Gated side pedestrian access to both sides.

To The Rear

Good sized walled gardens with highly private aspect comprising large paved patio area to the immediate rear with retaining wall, step down to large area laid to lawn and well stocked borders with variety of established plants, trees and shrubs. Small duck pond with fencing enclosing. Lighting and tap. Gas and electric meters. Storage areas to both sides of the property with gated pedestrian access to the front. All enclosed by walling.

Garage

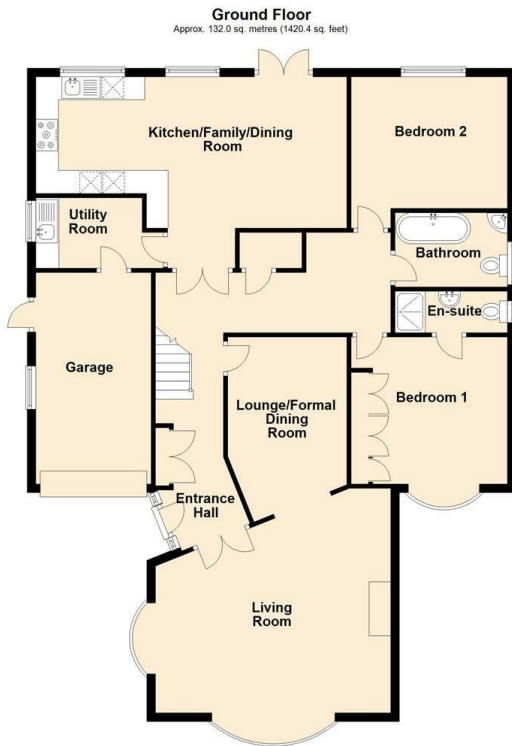
16'6" x 8'7" (5.04 x 2.64)
Up and over door to the front. Obscured UPVC double glazed window and door to the side. Power and lighting. Wall mounted units and work bench. Wall mounted Worcester boiler. Eaves storage. Smoke alarm. Door to the utility room.

AGENTS NOTE:

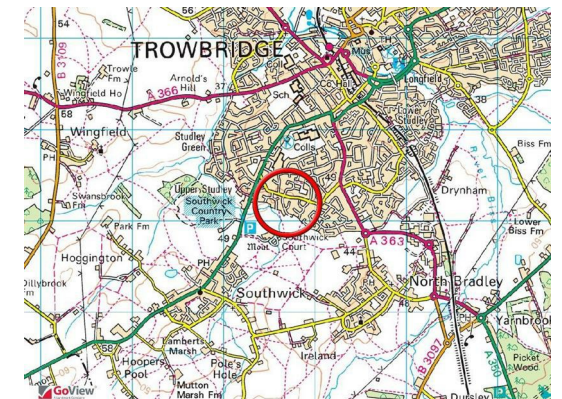
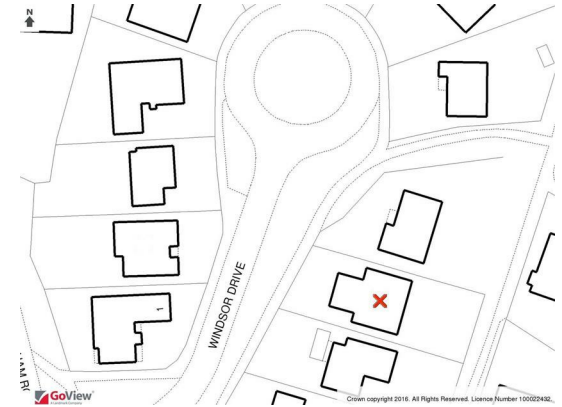
Since the previous EPC was commissioned the following works associated to energy efficiency have been actioned: Central heating system including boiler and pressurised water cylinder. Upgraded loft insulation, Hard wired smoke alarms.



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



Total area: approx. 196.9 sq. metres (2119.8 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.