



## 145 Chantry Gardens Southwick Trowbridge BA14 9QP

- Beautifully Presented & Extended Semi-Detached Family Home, Circa 1045sqft
- Living Room Open Plan to Dining Room
- Three Good Sized Bedrooms
- UPVC Double Glazing
- South-West Facing Gardens
- Well Regarded Village close to Pub, Shop, Primary School & Country Park
- Kitchen & Breakfast/Utility Room
- Modern Family Bathroom
- Gas C/Heating with Replacement Boiler
- Block Paved Driveway

**Guide Price £270,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed composite door to the front. Obscured UPVC double glazed window to the front. Radiator. Stairs to the first floor. Wood effect flooring, panelling and coving. Hive controls. Contemporary door to the:

### Living Room

13'7" x 11'8" (4.15 x 3.58)

UPVC double glazed French doors and windows to the rear. Radiator. Feature fireplace with recess and power point for wood effect burning stove and wood mantel. Television point. Wood effect flooring, panelling, wall lights and coving. Opening to the:

### Dining Room

13'10" x 8'3" (4.24 x 2.54)

UPVC double glazed windows to the front and side. Radiator. Wood effect flooring and coving. Small under stairs storage cupboard. Contemporary door to the:

### Breakfast/Utility Room

9'10" x 8'8" (3.02 x 2.66)

UPVC double glazed window to the side. Larder unit, wall and base units with rolled top work surfaces. Space for dry and fridge/freezer. Space for table. Stone tiled flooring and LED spotlights. Replacement wall mounted Worcester boiler - fitted 2023. Smoke alarm. Opening to the:



### **Kitchen**

11'9" x 7'9" (3.59 x 2.37)

UPVC double glazed windows to the rear and side. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Stone tiled flooring and LED spotlights. UPVC double glazed door to the side.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the front. Balustrade. Panelling and coving. Hive controls. Access to part boarded loft space. Smoke alarm. Contemporary doors off and into: airing cupboard housing hot water tank and shelving.

#### **Bedroom One**

16'10" x 10'1" max (5.14 x 3.09 max)

Two UPVC double glazed windows to the side. Two radiators. Built-in run of wardrobes with sliding mirrored doors enclosing. Additional built-in wardrobe with contemporary door enclosing. Wood effect flooring, panelling and coving.

#### **Bedroom Two**

11'7" x 10'4" (3.54 x 3.16)

UPVC double glazed window to the rear. Radiator. Built-in wardrobe with contemporary door enclosing. Wood effect flooring and picture rail.

#### **Bedroom Three**

8'5" x 7'1" (2.57 x 2.16)

UPVC double glazed window to the front. Radiator. Storage area over stairs bulk-head. Wood effect flooring.

### **Family Bathroom**

Two obscured UPVC double glazed windows to the side. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled shower end bath with electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect vinyl flooring.

### **EXTERNALLY**

#### **To The Front**

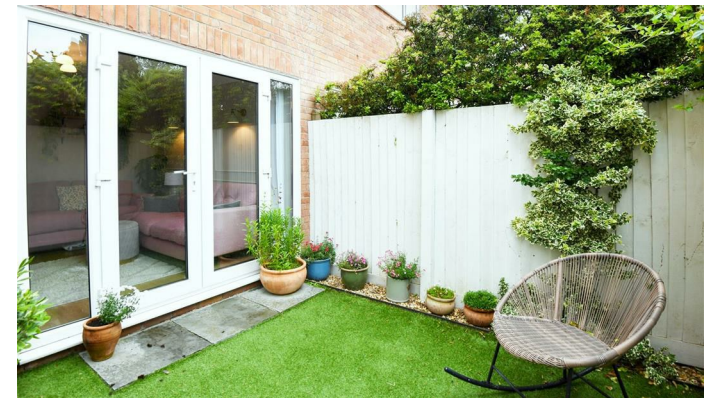
Path to the front door with storm porch over and entrance light. Block paved driveway providing off road parking. Established borders with a variety of plants and shrubs. Gated side pedestrian access to the rear.

#### **To The Rear**

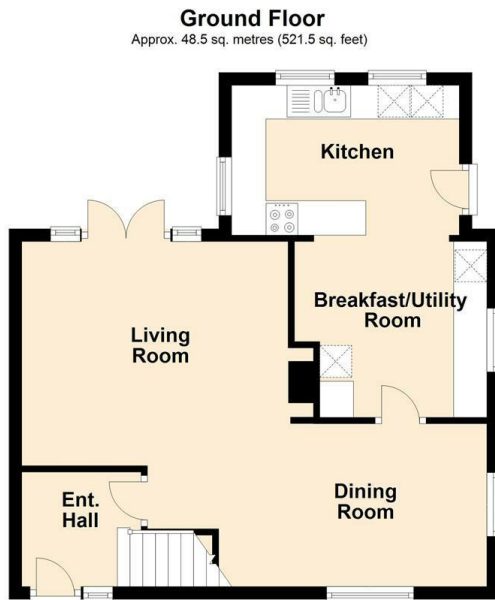
Enclosed low maintenance south-west facing gardens with private aspect, divided into two sections. Garden area off lounge comprises small Indian sandstone paved area to the immediate rear, area laid to artificial lawn and mixed borders with a variety of plants and shrubs. Walkway leading to additional garden area laid to artificial lawn, Indian sandstone paved patio area and mixed borders with a variety of plants and shrubs. Power point and outside tap. All enclosed by fencing and walling with gated pedestrian access to the front.

### **AGENTS NOTE:**

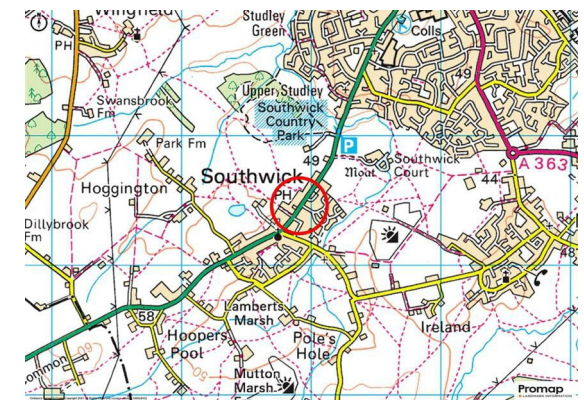
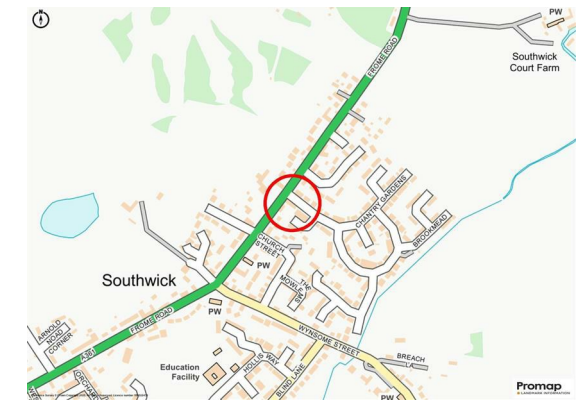
Since EPC was commissioned the central heating boiler was replaced approximately 12 months ago.



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



Total area: approx. 96.9 sq. metres (1043.0 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.