



KINGSTONS



36 Bellefield Crescent Trowbridge BA14 8SR

- Well Presented & Extended 1950's Detached Family Home on a Large Plot
- Two Reception Rooms
- Ground Floor Shower Room & Family Bathroom
- UPVC Double Glazing & Gas central Heating
- Large Garage with Utility Area & Driveway Providing Parking
- Highly regarded Crescent close to Town Centre, Shops & Primary Schools
- Kitchen/Family/Breakfast Room
- Four Double Bedrooms & Fifth Bedroom/Office
- Large Established South-East Facing Garden with Private Aspect
- Early Viewing Highly Recommended

Offers Over £400,000





ACCOMMODATION

All measurements are approximate.

Entrance Porch

UPVC double glazed door to the front. UPVC double glazed window to the side. Tiled flooring. UPVC double glazed door to the:

Entrance Hall

Radiator. Stairs to the first floor with pine balustrade and cupboard under with coat hanging space. Oak wood flooring, picture rail. Hive central heating controls. Pine panelled doors off and into:

Dining Room

12'9" x 12'1" into bay (3.89m x 3.68m into bay) UPVC double glazed bay window to the front. Radiator. Picture rail.

Living Room

12'6" x 10'11" (3.83 x 3.35) Radiator. Feature fireplace with stone tiled hearth, oak mantle and wood burner inset. Television point. Picture rail. Opening to the:

Breakfast/Family Area

17'8" x 5'10" (5.40 x 1.80) UPVC double glazed windows to the rear and side. UPVC double glazed sliding patio doors to the rear. Radiator. Stone tiled flooring. Opening to:

Kitchen Area

14'10" x 11'1" (4.53 x 3.40) UPVC double glazed window and door to the rear. Radiator. Extensive range of shaker style wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Acrylic sink drainer unit with mixer tap. Belling range cooker with extractor hood over. Integrated dishwasher and fridge/freezer. Stone tiled flooring. Door to the garage.

Shower Room

Chrome towel radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with mains shower over and door enclosing, wash hand basin and w/c with dual push flush. Anti-slip sealed flooring. Shaving point and extractor fan.

FIRST FLOOR

Landing

Pine balustrade. Smoke alarm. Picture rail. Access to boarded loft space with pull-down ladder. Pine panelled doors off and into: airing cupboard housing hot water tank, pump for shower and shelving.

Bedroom One

12'9" x 10'9" into bay (3.91 x 3.30 into bay) UPVC double glazed bay window to the front. Radiator. Picture rail. Telephone point.

Bedroom Two

11'8" x 11'2" (3.56 x 3.42) UPVC double glazed window to the rear. Radiator. Picture rail.

Bedroom Three

11'1" x 10'2" (3.40 x 3.12) UPVC double glazed window to the front. Radiator.

Bedroom Four

10'4" x 10'3" max (3.15 x 3.13 max) UPVC double glazed window to the rear. Radiator.

Bedroom Five/Office

8'7" x 6'11" (2.62 x 2.12) UPVC double glazed bay window to the front. Radiator. Picture rail. Built-in high level cupboards.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled

bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c. Wood effect vinyl flooring.

EXTERNALLY

To The Front

Entrance light. Block paved and gravel driveway providing off road parking. Well stocked border with a variety of plants, trees and shrubs. Electric vehicle charging point. Gated side pedestrian access to the rear.

To The Rear

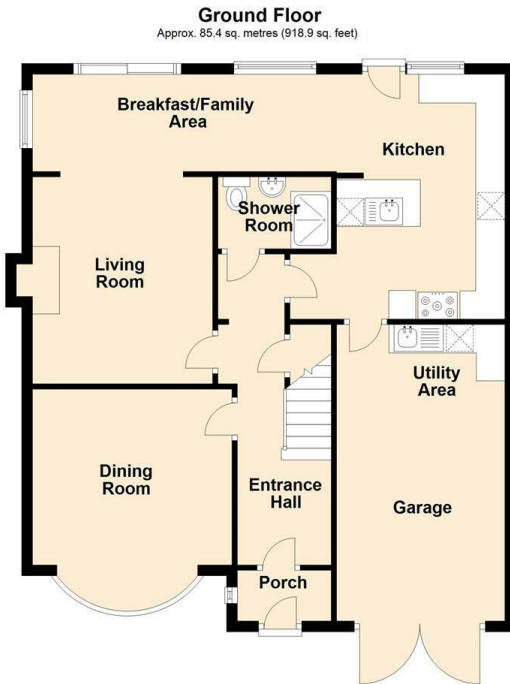
Large established, south east facing garden comprising large paved patio area to the immediate rear, pebble water feature, area mainly laid to lawn, circular patio area with sun dial, and a variety of plants, trees and shrubs. Summer house with patio area. Cut sleepers enclosing raised vegetable beds. External tap and lights. All enclosed by fencing.

Garage with Utility Area

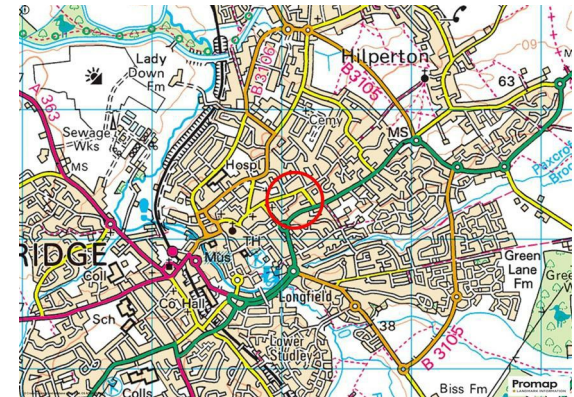
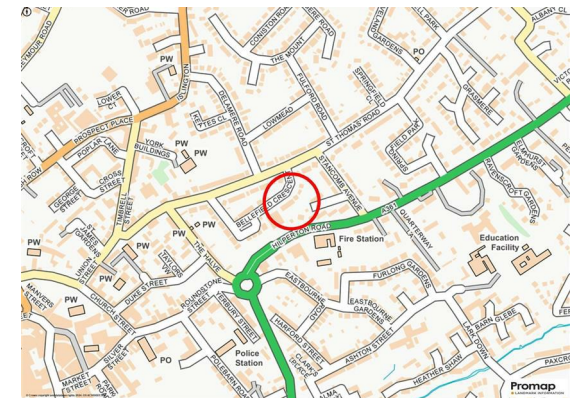
18'0" x 10'2" (5.49 x 3.12) Part glazed, barn style double doors to the front. Power and lighting. Fuse box. Wall mounted Vaillant boiler. Utility area: Wall and base mounted units with tiled splash backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine.



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



Total area: approx. 149.4 sq. metres (1607.9 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.