



11 Bartletts Mead

Steeple Ashton Trowbridge BA14 6HF

- Deceptively Spacious & Extended Three Bedroom Family Home
- Living Room & Home Office
- Cloakroom & Family Bathroom
- Electric Heating
- Good Sized Garage & Tandem Driveway
- Cul-De-Sac Location in Sought After Village close to Pub & Village Shop/Cafe
- Kitchen/Diner & Dining/Family Room
- UPVC Double Glazing
- Low Maintenance, Private Garden
- Viewing Recommended

Guide Price £290,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Brick built and single glazed construction with door to the side. Tiled flooring. Light. Coat hanging space. Part glazed panelled door to the:

Living Room

12'10 x 12'6 (3.91m x 3.81m)

UPVC double glazed window to the front. Electric radiator. Stairs to the first floor with storage cupboard and recess under. Television and telephone points. Archway to the:

Kitchen/Diner

12'10 x 10'7 (3.91m x 3.23m)

Range of wall, base and larder units with tiled splash-backs, under cupboard lighting and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Electric cooker with extractor hood over. Plumbing for washing machine. Space for fridge/freezer and space for two further under counter appliances. Space for table. Wood effect flooring. Two doorways leading to the:

Dining/Family Room

12'7 x 7'6 (3.84m x 2.29m)

UPVC double glazed window and French doors to the rear. Electric radiator. Doorway to the:



Office

6'11 x 5'11 (2.11m x 1.80m)
UPVC double glazed window to the rear.
Panelled door to the:

Cloakroom

Obscured UPVC double glazed window to the side. Wash hand basin and w/c.

FIRST FLOOR

Landing

Electric heater. Access to part boarded loft space with pull down ladder. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

16'7 x 8'8 (5.05m x 2.64m)
UPVC double glazed windows to the front and rear. Electric heater. Built-in triple pine wardrobe. Television point. Pedestal wash hand basin. Shaving point and light.

Bedroom Two

10' x 6'10 (3.05m x 2.08m)
UPVC double glazed window to the rear.
Electric heater. Built-in double wardrobe.

Bedroom Three

9'8 x 7'1 (2.95m x 2.16m)
Restricted head height. Double glazed Velux window to the front with fitted blind.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Electric fan heater. Three piece suite with tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring.

EXTERNALLY

To The Front

Area laid to paving and well stocked boarder with a variety of plants and shrubs. Tandem driveway providing off road parking for two vehicles.

To The Rear

Low maintenance garden with private aspect comprising areas laid to paving and loose stone chippings; and well stocked borders with a variety of plants, trees and shrubs. External tap and light. All enclosed by fencing.

Garage

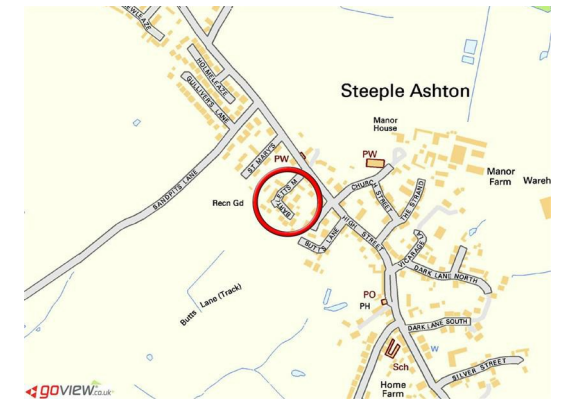
17'5 x 8'9 (5.31m x 2.67m)
Up and over door to the front. Electric meter and upgraded fuse box. Power and lighting. Part glazed door to the rear.



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



Total area: approx. 100.3 sq. metres (1079.7 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.