



KINGSTONS



Greenfield House, 17a Frome Road

Southwick Trowbridge BA14 9QE

- Beautifully Presented Three/Four Bedroom Semi-Detached Cottage
- Large Living Room with Wood Burner
- Newly Fitted 6m Kitchen/Dining Room with Integrated Appliances
- Newly Upgraded Bathroom & En Suite Shower Room
- Large Double Garage/Workshop & Driveway
- Close to Country Park, Popular Pub, Primary School & Village Shop
- Large Hardwood Conservatory & Utility/Boot Room
- Three Double Bedrooms & Bedroom Four/Office/Snug
- Freehold Solar Panels Generating £2000+pa Income
- Beautifully Tended & Established Large Gardens

Offers Over £450,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite panelled door to the front. Radiator. Stairs to the first floor with cupboards under. Feature alcove with shelf and built-in cupboard. Wood effect flooring, coving and inset LED spotlights. High level cupboards housing fuse box and electric meters. Smoke alarm. Hive central heating controls. Panelled door to the cloakroom. Glass panelled doors off and into:

Living Room

21'1" x 13'9" (6.45 x 4.21)

UPVC double glazed window to the front. Two radiators. Feature fireplace with wood burner inset and log-store under. Wood effect flooring, coving and inset LED spotlights. Television point. Glazed double doors to the:

Conservatory

15'4" x 12'3" (4.69 x 3.75)

Double glazed, hardwood construction with French doors to the rear and poly-carbonate roof with opening sky-lights. Victorian style radiator. Wood effect flooring and wall lights.

Kitchen/Dining Room

21'7" x 9'10" (6.58 x 3.00)

Dual aspect with UPVC double glazed windows to the front and side. Contemporary anthracite vertical radiator. Extensive range of newly fitted contemporary, navy wall, base and drawer units with under cupboard and zoned lighting, stone effect work surfaces and up-stands. Double sink, single drainer unit with mixer tap. Built-in high level electric stainless steel double oven. Built-in four-ring induction hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and microwave oven. Space for fridge/freezer. Space for dining table. Vinyl wood effect flooring and inset ceiling LED spotlights. High level television point. Ample double sockets including USB connections.



Utility/Boot Room

9'11" x 7'8" (3.03 x 2.36)

UPVC double glazed door and side panel window to the rear. Radiator. Wall, base and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer over. Coat hanging space with shelving over. Tiled effect vinyl flooring and vaulted, panelled ceiling. Panelled door to the:

Bedroom Four/Office/Snug

10'0" x 9'10" (3.06 x 3.00)

UPVC double glazed window to the rear. Radiator and electric heater. Television point. Vaulted, panelled ceiling.

Cloakroom

Two piece white suite comprising Belfast sink with cupboard under and high level Victorian style Bloomsbury w/c. Painted wood panelled walls and floor. Mirrored cabinet.

FIRST FLOOR

Galleried Landing

UPVC double glazed window to the front. Balustrade. Smoke alarm. Access to part boarded loft space. Coving and inset LED spotlights. Panelled doors off and into:

Bedroom One

16'8" x 9'8" (5.09 x 2.95)

UPVC double glazed windows to the front and side. Radiator. Inset LED spotlights. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Refitted three piece white suite with part tiled and aqua-panelled surrounds comprising large walk-in shower enclosure with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect vinyl flooring and inset LED spotlights. Extractor fan.

Bedroom Two

13'6" x 12'7" (4.12 x 3.86)

UPVC double glazed window to the front. Radiator. Built-in headboard with shelf.

Bedroom Three

10'7" x 8'8" (3.25 x 2.65)

UPVC double glazed window to the rear. Radiator. Double panelled doors to large airing cupboard housing Vaillant combi boiler and storage.

Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Refitted three piece white suite with part tiled and aqua-panelled surrounds comprising panelled bath with mains 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 and inset LED spotlights. Extractor fan.

EXTERNALLY

To The Front

Steps down and pathway leading to the front door with storm porch over and entrance light. Enclosed by walling and railings. Gravel driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

To The Rear

Good sized plot comprising beautifully tended and established garden with private aspect, large decked area to the immediate rear, decorative bridge with rope rail leading to large area laid to lawn, raised bed with a variety of plants and shrubs, gravel area, mature trees including apple tree, additional beds with a variety of plants and shrubs, additional gravel area with small pond, and additional raised decked area. Raised vegetable beds and composting area. Large shed. Outside tap. All enclosed by fencing and walling.

Detached Double Garage/Workshop

19'2" x 19'1" (5.85 x 5.82)

Two up and over doors to the front. Power and lighting. Eaves storage. Window and door to the side. Workbench and shelving.

AGENTS NOTE:

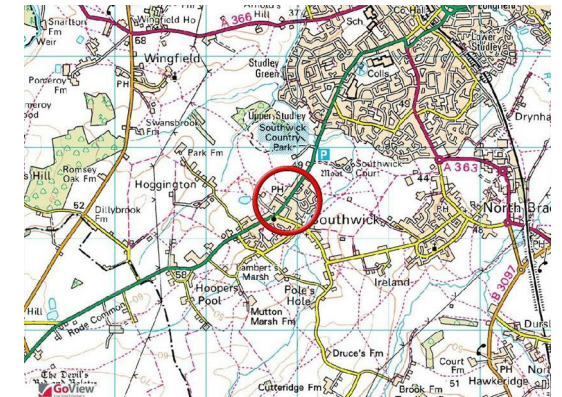
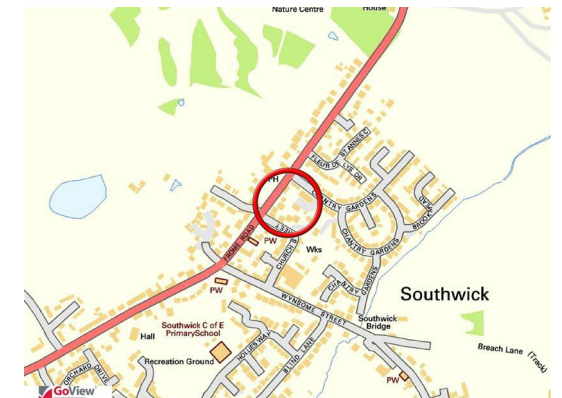
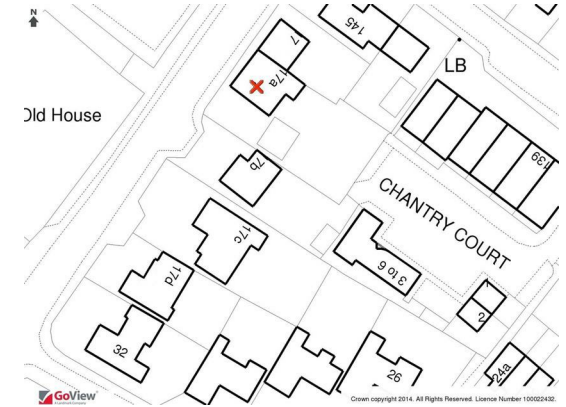
Our clients have advised over the last three years the freehold solar panels (installed in 2012) feed in tariff has provided an average income of £2200.00 per annum. There are 13 years of the feed in tariff remaining which are linked to RPI, the new house owners can expect to achieve at least an additional £28,000 of income in that time.



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



Total area: approx. 192.1 sq. metres (2067.8 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.