



KINGSTONS



The Old Coach House Loves Lane

Wingfield Trowbridge BA14 9LE

- Well-Presented & Individual, Three Double Bedroom Detached House with Spacious & Comfortable Accommodation
- Double Garage with Accommodation Over - Potential for an Annexe Conversion/AirBNB
- Large Living Room with Wood Burner
- Conservatory, Utility/Boot Room & Cloakroom
- Extremely Private Garden Backing onto Woodland
- Tucked Away in a Small Lane in a Well Regarded Village close to BOA & with the Poplars Pub & Primary School Close By
- Kitchen/Breakfast Room with Island, Quartz Work Tops & Integrated Bosch Appliances
- Dining Room with French Doors onto Gardens
- Modern En Suite Shower Room & Family Bathroom
- Offered for Sale with No Onward Chain

Offers Over £600,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite door to the front. UPVC double glazed window to the side. Victorian style radiator. Travertine stone flooring and inset ceiling spotlights. Door to the living room. Stairs to the first floor. Opening to the:

Kitchen/Breakfast Room

15'0 x 12'4 (4.57m x 3.76m)

Two UPVC double glazed windows to the front and UPVC double glazed window to the rear. Contemporary vertical anthracite radiator. Extensive range of modern wall, base, drawer and larder units with metro tiled splash-backs and quartz work surfaces. Ceramic Belfast sink with mixer tap and engraved drainer. Built-in high level Bosch electric double oven and microwave. Built-in four-ring Bosch electric induction hob with extractor hood over. Integrated dishwasher and wine fridge. Island unit with breakfast bar. Space for American style fridge/freezer. Wood flooring and inset ceiling spotlights. Door way to the:

Utility/Boot Room

8'1 x 6'2 max (2.46m x 1.88m max)

UPVC double glazed door to the rear. Radiator. Base mounted units with space and plumbing for dishwasher and dryer, wall mounted units, tiled splash-backs and solid oak work surface. Wood flooring and inset ceiling spotlights. Under stairs storage recess. Door to the:

Cloakroom

Obscured UPVC double glazed window to the rear. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Wood flooring. Illuminated mirror.

Living Room

16'8 x 16'8 (5.08m x 5.08m)

Two UPVC double glazed windows to the front. Two radiators. Feature stone fireplace with tiled hearth and wood burner inset. Travertine stone flooring, coving and ceiling rose. Alcove with shelving. Television point. Smoke alarm. Glazed double doors to the conservatory. Bi-fold double doors to the:



Dining Room

12'8 x 10'3 (3.86m x 3.12m)

UPVC double glazed French doors to the rear. Radiator. Travertine stone flooring, wall lights and coving. Glazed double doors to the:

Conservatory

21'6 x 7'6 (6.55m x 2.29m)

Timber framed, double glazed and brick construction with French doors to the front. Radiator. Wood effect flooring and wall light. Power points.

FIRST FLOOR

Galleried Landing

UPVC double glazed window to the rear. Balustrade with decorative iron-work. Two access points to loft space with light. Smoke alarm. Under-floor heating controls for bathroom. Doors off and into: linen cupboard with shelving and cupboard housing pressurised hot water tank and air-source heating control panel.

Bedroom One

15'3 x 12'5 (4.65m x 3.78m)

Two UPVC double glazed windows to the front and UPVC double glazed window to the side. Radiator. Built-in run of floor-to-ceiling wardrobes with sliding mirrored doors enclosing, Dado rail. Control floor the en suite Velux window. Door to the:

En Suite Shower Room

Electrically operated double glazed Velux window. Radiator. Modern three piece white suite with tiled surrounds comprising walk-in shower enclosure with rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Illuminated mirrored medicine cabinet.

Bedroom Two

12'9 x 10'3 (3.89m x 3.12m)

UPVC double glazed windows to the rear and side. Radiator.

Bedroom Three

11'9 x 8'10 (3.58m x 2.69m)

Two UPVC double glazed windows to the side and

UPVC double glazed window to the front. Radiator. Built-in wardrobe.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Modern three piece white suite with part tiled surrounds comprising panelled bath with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring with under floor heating. Inset ceiling spotlights. Extractor fan. Large mirror.

EXTERNALLY

To The Front

Gravel driveway providing off road parking for 2-3 vehicles. Gated access to front garden. Path to the front door with entrance light. Gravel seating area, area laid to lawn with cut sleepers enclosing and borders with a variety of plants, trees and shrubs. Enclosed by fencing. Open on both sides with gravel pathways leading to the rear. Outside tap and air-source heat pump.

To The Rear

Good sized enclosed rear garden with extremely private aspect comprising newly laid, large Indian sandstone patio area to the immediate rear, gravel areas, area laid to lawn and borders with a variety of plants, trees and shrubs. Play area laid to bark chippings with cut sleepers enclosing. All enclosed by fencing and walling.

Double Garage

18'3 x 14'10 (5.56m x 4.52m)

Up and over door to the front. Power and lighting. Under stairs storage cupboard.

Studio/Office - Potential Annexe/AirBNB

18'2 x 14'2 min (5.54m x 4.32m min)

Measured at Height of 1m. UPVC double glazed window to the front. Two double glazed Velux windows to the front. Balustrade. Base mounted unit. Twin sink with mixer tap. Power and lighting.

AGENTS NOTE:

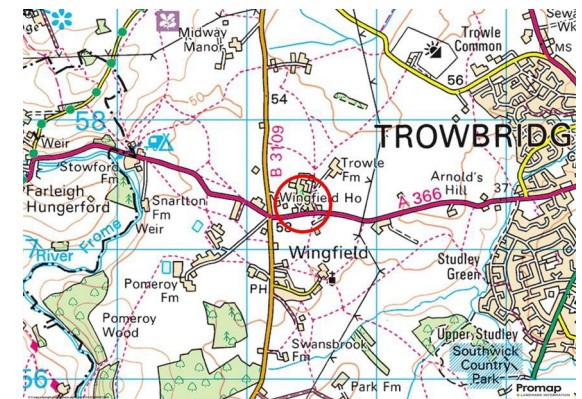
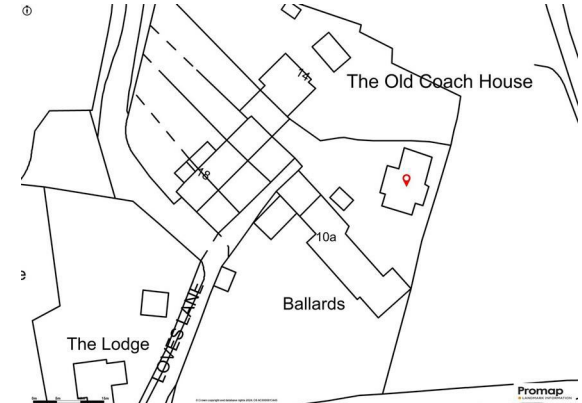
The new owners would receive £290 per quarter/ £1160 per year in Renewable Heat Incentive payments until Dec 2028 from OFGEN (due to the air source heat pump).



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



Total area: approx. 201.9 sq. metres (2173.6 sq. feet)



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.

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