



## 26 Pine Walk

North Bradley Trowbridge BA14 0SP

- Extended & Spacious Four Bedroom Semi-Detached Family Home
- Living Room, Dining Room & Family/Play Room
- Cloakroom & Family Bathroom
- Upgraded Gas Central Heating System
- Enclosed South-East Facing Garden
- Tucked Away in a Small Cul De Sac close to Fields & Well Regarded Primary School
- Newly Fitted Kitchen/Breakfast Room with Integrated Appliances
- Updated Electrics
- UPVC Double Glazing
- Offered For Sale with No Onward Chain

**Offers Over £320,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the front. Obscured UPVC double glazed windows to the front and side. Radiator. Stairs to the first floor with under stairs storage cupboard with UPVC double glazed window to the side and modern fuse box. Wood effect flooring. Thermostat. Doors off and into:

### Cloakroom

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

### Living Room

21'8" x 14'0" max (6.62 x 4.29 max)  
UPVC double glazed window to the front. Two radiators. Feature fireplace. Coving. Television point. Opening to the:

### Dining Room

12'11" x 9'9" (3.94 x 2.99)  
UPVC double glazed windows to the rear and side. UPVC double glazed door to the side. Wood effect flooring.



### **Family/Play Room**

10'9" x 8'6" (3.30 x 2.60)

UPVC double glazed window to the rear.  
Cupboard housing modern Valliant boiler.  
Obscured UPVC double glazed door to the side.

### **Refitted Kitchen/Breakfast Room**

15'7" x 7'9" (4.76 x 2.38)

UPVC double glazed window to the front.  
Electric heater. Range of modern base, drawer and larder units with metro tiled surrounds and rolled top work surfaces.  
Acrylic single sink drainer unit with mixer tap. Built-in high level electric oven. Built-in four-ring electric hob. Integrated dishwasher and fridge/freezer. Base mounted units with plumbing for washing machine and space for dryer. Breakfast bar. Wood effect flooring and inset ceiling spotlights. UPVC double glazed door to the side.

### **FIRST FLOOR**

#### **Landing**

Obscured UPVC double glazed window to the side. Smoke alarm. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving.

#### **Bedroom One**

12'9" x 10'3" (3.90 x 3.14)

UPVC double glazed window to the rear.  
Radiator. Built-in double wardrobe with hanging rail and shelving.

#### **Bedroom Two**

9'11" x 8'10" (3.03 x 2.71)

UPVC double glazed window to the rear.  
Radiator. Double wardrobe recess with hanging rail and shelving.

#### **Bedroom Three**

11'4" x 7'2" (3.47 x 2.20)

UPVC double glazed window to the front.  
Radiator.

#### **Bedroom Four**

7'10" x 6'5" (2.41 x 1.96)

UPVC double glazed window to the front.  
Radiator. Wardrobe recess.

#### **Family Bathroom**

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite comprising panelled bath with aqua-board surrounds, electric shower over and glass screen enclosing, pedestal wash hand basin and w/c. Wood effect vinyl flooring.

### **EXTERNALLY**

#### **To The Front**

Path to the front door. Area laid to lawn and areas laid to loose stone chippings. Gated side pedestrian access to the rear.

#### **To The Rear**

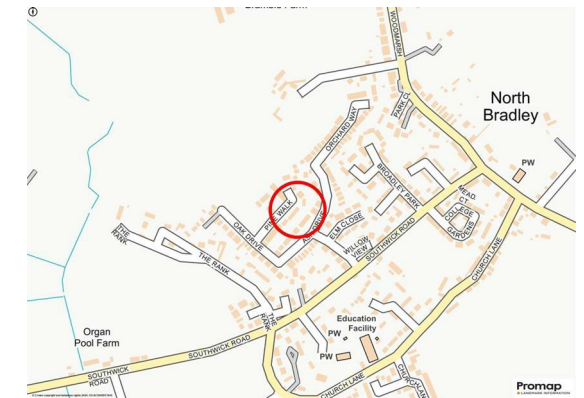
Enclosed south-east facing garden comprising decked area to the immediate rear and area laid to lawn. Small shed. All enclosed by fencing.



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



Total area: approx. 125.3 sq. metres (1349.0 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.