



39 Grasmere Trowbridge BA14 7LL

- Large Executive Style Detached Family Home in a cul-de-sac Location
- Two Large Reception Rooms & Study/Snug
- Four Good Sized Bedrooms with Built-in Wardrobes
- Cloakroom & Family Shower Room
- Good Sized Established, Private Rear Garden
- Highly Regarded Area, Off the Sought After St Thomas Road Close to Town Centre
- Kitchen/Breakfast Room with Range Master Cooker
- Main Bedroom with Balcony & En Suite Bathroom
- UPVC Double Glazing & Gas Central Heating
- Double Garage & Driveway Providing Parking

Offers Over £525,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door and windows to the front. Radiator. Feature display alcove. Stairs to the first floor. Heating thermostat. Panelled doors off and into:

Cloakroom

Obscured glazed port-hole window to the front. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring.

Living Room

17'10" x 14'4" (5.45 x 4.39)

UPVC double glazed bow window to the rear. Two radiators. Feature fireplace with mantel, marble surrounds and living flame gas fire inset. Television point. Coving. Glazed double doors to the:

Dining Room

14'9" x 12'7" (4.50 x 3.85)

UPVC double glazed window to the rear. Radiator. Coving. UPVC double glazed door to the side. Panelled door to the hall.

Study/Snug

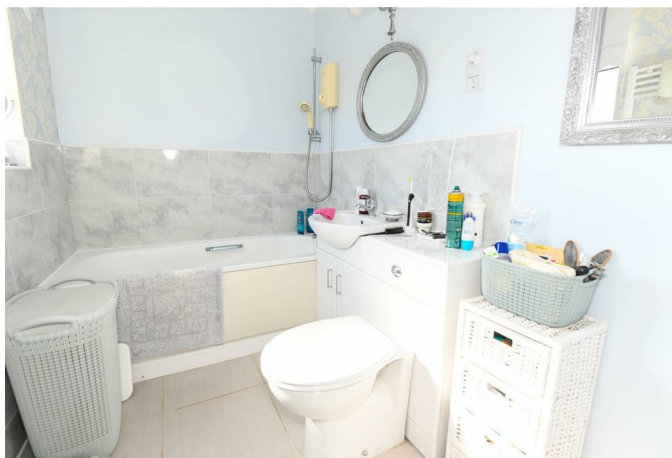
10'4" x 7'6" (3.16 x 2.30)

UPVC double glazed window to the front. Radiator. Coving.

Kitchen/Breakfast Room

15'11" x 11'7" (4.87 x 3.54)

UPVC double glazed windows to the rear and side. Radiator. Extensive range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Range Master multi-fuel cooker with extractor over. Integrated dishwasher and integrated larder fridge. Plumbing for washing machine. Space for dining table. Engineered wood flooring and inset ceiling spotlights. Heating controls. Cupboard housing Vaillant boiler - installed 2023. Door to the garage.



FIRST FLOOR

Landing

Access to boarded loft space with ladder. Smoke alarm. Panelled doors off and into:

Bedroom One

14'7" x 12'5" min (4.45m x 3.78m min)
Two UPVC double glazed windows to the front. Radiator. Built-in floor to ceiling wardrobes with hanging rails, shelving and sliding mirrored doors enclosing. Coving. Panelled door to large cupboard with shelving. UPVC double glazed door to balcony with railings enclosing. Panelled door to the:

En Suite Bathroom

Obscured UPVC double glazed window to the front. Towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring, wall light and coving. Shaving point.

Bedroom Two

10'6" x 8'8" (3.21 x 2.66)
UPVC double glazed window to the rear. Radiator. Built-in floor to ceiling wardrobes with hanging rails, shelving and sliding mirrored doors enclosing.

Bedroom Three

11'1" x 9'5" (3.40 x 2.88)
UPVC double glazed window to the side. Radiator. Built-in bedroom furniture including wardrobe, drawers and over bed cupboards. Coving.

Bedroom Four

11'7" x 7'10" (3.54 x 2.39)
UPVC double glazed window to the rear. Radiator. Coving.

Family Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains rainfall shower over, additional shower attachment and sliding doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring.

Illuminated mirror. Shaving point. Panelled door to airing cupboard housing hot water tank, pump for shower and shelving.

EXTERNALLY

To The Front

Large storm porch over front door with entrance light. Driveway providing off road parking for several vehicles. External lighting. Large area laid to lawn with a variety of shrubs and hedgerow. Gated side pedestrian access to the rear.

To The Rear

Good sized established garden with very private aspect comprising large paved patio area to the immediate rear, areas laid to lawn, raised fishpond with water feature, additional paved patio areas and well stocked borders with a variety of plants, trees and shrubs. External power points, lighting and tap. Garden shed. All enclosed by fencing.

Double Garage

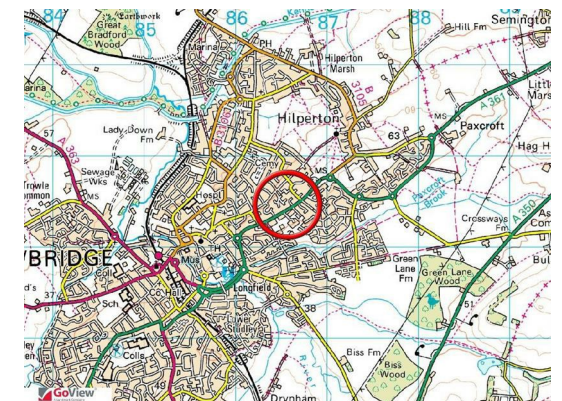
16'6" x 16'1" (5.05 x 4.92)
Electric up and over door to the front. Power and lighting. Fuse box. Gas meter. Wall and base mounted units with rolled top work surfaces. Space for dryer and fridge/freezer. Door to the kitchen.



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



Total area: approx. 175.8 sq. metres (1892.7 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.