



## 80 Green Lane Trowbridge BA14 7DH

- Beautifully Presented, Modern, Detached, Executive Style Family Home
- Three Reception Rooms
- Four Double Bedrooms
- UPVC D/Glazing & Gas C/Heating
- Garage & Two Driveways Providing Parking
- Well Regarded Area close to Parkland, Shops, Green Lane Woods & Bus Route
- Kitchen/Dining Room & Utility
- Cloakroom, En Suite & Bathroom
- Private South Facing, Part Walled Garden
- Vendor Suited - Viewing Recommended

**Offers Over £400,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Composite panelled door to the front. Mat-well. Radiator. Fuse box. Stairs to the first floor with storage cupboard under. Smoke alarm. Open Reach point. Telephone point. Modern doors off and into:

### Cloakroom

Radiator. Two piece white suite comprising corner pedestal wash hand basin with tiled splash-back and w/c with dual push flush. Vinyl flooring. Extractor fan.

### Living Room

21'10" x 12'0" (6.67 x 3.66)  
UPVC double glazed window to the front. Two radiators. Television point. UPVC double glazed French doors to the rear. Central heating controls.

### Dining Room

9'3" x 9'2" (2.84 x 2.80)  
UPVC double glazed window to the front. Radiator.

### Study

8'3" x 7'0" (2.52 x 2.15)  
UPVC double glazed window to the rear. Radiator. Telephone point.

### Kitchen/Dining Room

12'7" x 11'2" min (3.86 x 3.41 min)  
UPVC double glazed window and French doors to the rear. Radiator. Extensive range of modern wall, base, drawer and larder units with tiled splash-backs and wood effect work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for dishwasher. Space for American style fridge/freezer. Space for dining table. Smoke alarm. Vinyl flooring. Modern door to the:



### Utility Room

7'2" x 6'0" (2.20 x 1.83)

UPVC double glazed door to the side. Radiator. Modern base units with tiled splash-backs and wood effect work surfaces. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Cupboard housing Ideal combi boiler. Vinyl flooring. Carbon monoxide alarm. Extractor fan.

### FIRST FLOOR

#### Landing

Radiator. Smoke alarm. Access to loft space. Vent for Nuair Drimaster 2000 air filtration system. Modern doors off and into: cupboard.

#### Bedroom One

12'5" x 11'10" (3.79 x 3.63)

UPVC double glazed window to the front. Radiator. Television point. Modern door to the:

#### En Suite Shower Room

Obscured UPVC double glazed window to the front. Towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and sliding door enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Shaving point and light. Extractor fan.

#### Bedroom Two

12'6" x 12'2" (3.82 x 3.72)

UPVC double glazed window to the front. Radiator.

#### Bedroom Three

13'4" x 9'1" (4.07 x 2.79)

UPVC double glazed window to the rear. Radiator. Sensor for Nuair Drimaster 2000 air filtration system.

#### Bedroom Four

10'9" x 9'0" max (3.28m x 2.74m max)

UPVC double glazed window to the rear. Radiator.

### Family Bathroom

Obscured UPVC double glazed window to the front. Towel ladder radiator. Three piece white suite with part tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Shaving point.

### EXTERNALLY

#### To The Front

Path to the front door with storm porch over and entrance light. Areas laid to lawn with hedgerow enclosed. Block paved driveway and gravel area providing off road parking. Gas and electric meters. Gated side pedestrian access to the rear.

#### To The Rear & Sides

Enclosed south-facing landscaped garden with very private aspect comprising paved patio area to the immediate rear, area laid to lawn and borders with a variety of plants and shrubs with cut sleepers enclosing. External tap and light. Paved area to side with space for bins, gate to the front and entrance light to utility door. Paved and gravel area to the other side with power point and space for hot-tub. Steps and gates leading to the garage and driveway. All enclosed by fencing and walling.

#### Garage & Parking

16'11" x 9'2" (5.18 x 2.80)

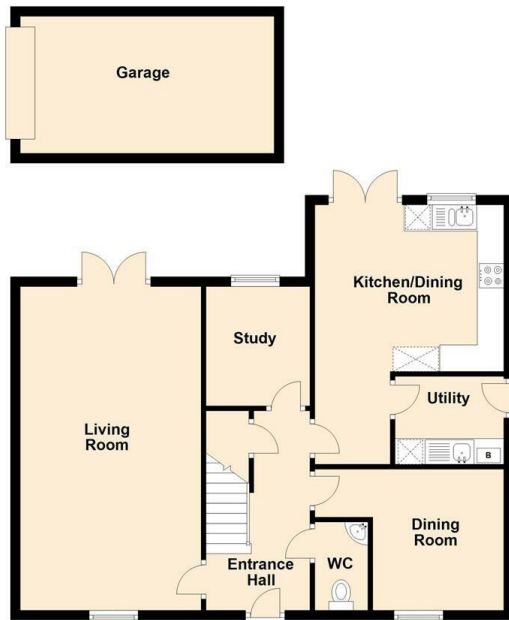
Up and over door to the front. Power and lighting. Shelving and work bench. Eaves storage. Driveway to the front.



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

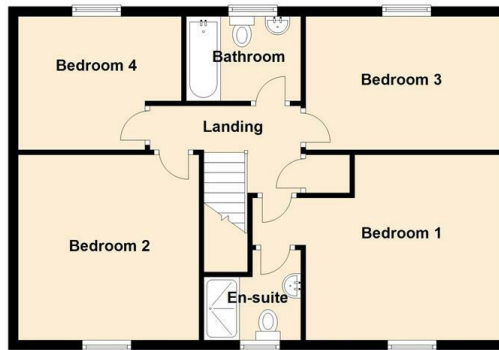
**Ground Floor**

Approx. 86.3 sq. metres (929.3 sq. feet)

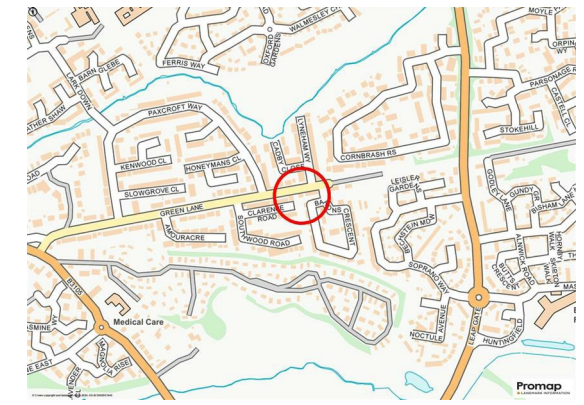
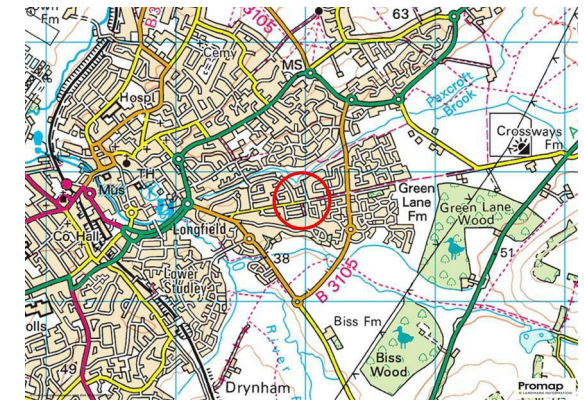


**First Floor**

Approx. 65.4 sq. metres (703.6 sq. feet)



Total area: approx. 151.7 sq. metres (1632.8 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.