



## 15 Swift Drive Trowbridge BA14 7FR

- Beautifully Presented Three Bedroom Detached Family Home on Good Sized Corner Plot
- Dual Aspect Living Room with Feature Fireplace & Bay Window
- Cloakroom, En Suite & Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Cul-De-Sac Location close to Open Countryside, Parkland, Shops & Riverside Walks
- Dual Aspect Kitchen/Dining Room with Neff Appliances & French Doors onto Garden
- Built-in Sharps Wardrobes
- Private, Walled, South Facing Garden
- Garage & Driveway Providing Parking

**Offers Over £310,000**



## ACCOMMODATION

All viewings are approximate

### Entrance Hall

Double glazed, composite door to the front. Mat-well. Smoke alarm. Fuse box. Stairs to the first floor. Open Reach point. Telephone point. Panelled doors off and into:

### Living Room

16'0" x 14'1" max (4.90 x 4.30 max)  
UPVC double glazed window to the front. UPVC double glazed bay window to the side. Two radiators. Feature fireplace with wood mantle and marble surrounds. Television point. Recess under stairs

### Kitchen/Dining Room

16'0" x 12'10" max (4.88m x 3.91m max)  
UPVC double glazed window to the front. Radiator. Range shaker style of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel Neff hide & slide electric oven, four-ring gas hob and extractor hood over. Integrated Neff dishwasher. Plumbing for washing machine. Space for fridge/freezer. Cupboard housing Ideal boiler. Space for dining table. Tiled effect vinyl flooring. UPVC double glazed French doors to the side leading onto south facing gardens.



### **Cloakroom**

Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Extractor fan. Tiled effect vinyl flooring.

### **FIRST FLOOR**

#### **Landing**

Radiator. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelving.

#### **Bedroom One**

16'0" x 11'0" max (4.89 x 3.36 max)  
UPVC double glazed window to the front. Two UPVC double glazed windows to the side. Radiator. Television and telephone points. Panelled door to the:

#### **En Suite Shower Room**

Radiator. Three piece white suite comprising double shower cubicle with mains shower over and sliding doors enclosing. pedestal wash hand basin and w/c with dual push flush. Extractor fan. Shaving point. Tiled effect vinyl flooring.

#### **Bedroom Two**

9'5" x 8'3" (2.88 x 2.54)  
UPVC double glazed window to the front. Radiator.

#### **Bedroom Three**

9'5" x 7'6" max (2.88 x 2.29 max)  
UPVC double glazed window to the side.

Radiator. Built-in Sharps floor to ceiling triple wardrobe with hanging rails and shelving and cupboards over.

#### **Family Bathroom**

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Extractor fan. Shaving point. Tiled effect vinyl flooring.

### **EXTERNALLY**

#### **To The Front & Side**

Path to the front door with storm porch over and entrance light. Well stocked borders with a variety of plants and shrubs. Gated side pedestrian access to the rear.

#### **To The Rear & Side**

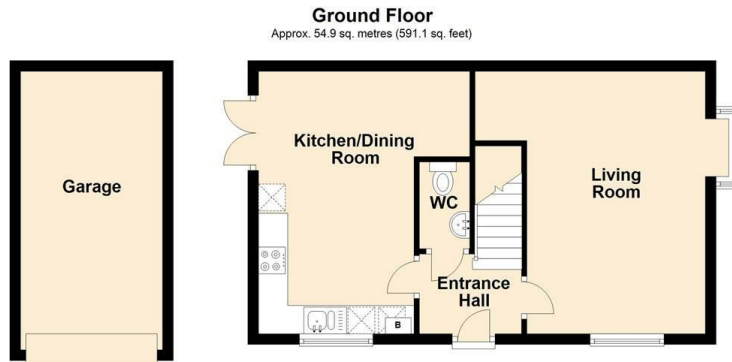
Enclosed south facing garden with private aspect comprising paved patio area, area laid to lawn and well stocked borders with a variety of plants and shrubs. External tap and light. Paved pathway along the rear of the property providing bin storage, and gate to the side. All enclosed by fencing and walling with gate leading to garage & driveway.

#### **Garage & Driveway**

17'0" x 8'8" (5.20 x 2.66)  
Up and over door to the front. Eaves storage. Driveway to the front providing off road parking.



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



Total area: approx. 95.8 sq. metres (1031.1 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.