



7 Pontefract Avenue Trowbridge BA14 6GT

- Spacious Five Bedroom Detached, Executive Style Family Home on a Large Plot close to Green Lane woods
- Two Reception Rooms & Conservatory with Solid Roof
- Upgraded Kitchen & Utility with AEG Appliances & Granite Worksurfaces
- UPVC Double Glazing & Gas Central Heating
- Large Detached Double Garage/Workshop/Gym
- Beautifully Landscaped Garden with South-West Facing Aspect, Garden Bar & Fish Pond
- Large Kitchen/Family/Dining Room & Utility Room
- Upgraded & High Specification, Sottini En Suite & Family Bath/Shower Room
- Quality Flooring & Immaculate Order Throughout
- Double Driveway & EV Charging Point

Guide Price £475,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed, composite panelled door to the front. Radiator. Stairs to the first floor with large under stairs cloak cupboard with light, and storage recess under. Smoke alarm. Thermostat. Fuse box. Tiled flooring. Panelled doors off and into:

Cloakroom

Radiator. Two piece white Sottini suite with part tiled surrounds comprising pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

Living Room

17'3" x 11'8" (5.26 x 3.58)

UPVC double glazed window to the front. Two radiators. Feature stone fireplace with electric fire inset. Television and Open Reach points.

Study

10'0" x 9'5" (3.06 x 2.89)

UPVC double glazed window to the front. Radiator. Telephone point.

Kitchen/Dining/Family Room

28'1" x 12'8" (8.57 x 3.88)

UPVC double glazed window and French doors to the rear. Two radiators. Extensive range of wall, base and drawer units with granite work surfaces and upstands. Breakfast island with granite work surface. Inset stainless steel one and a half bowl sink unit with Range Master hot/cold tap and engraved drainer. Built-in stainless steel AEG electric oven and electric four-ring hob with stainless steel extractor hood over. Integrated AEG dishwasher and wine fridge. Space and plumbing for American style fridge/freezer. Tiled flooring and inset ceiling spotlights. Water softener. Panelled door to the utility room. UPVC double glazed French doors to the:

Conservatory

13'1" x 10'4" (4.00 x 3.16)

UPVC double glazed and brick construction with solid roof and French doors to the side. Electric heater. Fitted blinds. Tiled flooring and wall lights. Ceiling light and fan.



Utility Room

5'11" x 5'9" (1.82 x 1.76)

Double glazed, composite panelled door to the side. Base units with granite work surfaces and upstands. Inset stainless steel sink unit with Range Master hot/cold tap and engraved drainer. Plumbing for washing machine. Tiled flooring. Cupboard housing Vaillant boiler. Extractor fan.

FIRST FLOOR

Landing

Balustrade. Smoke alarm. Access to loft space. Panelled doors off and into: linen cupboard.

Bedroom One

14'4" x 14'2" max (4.38 x 4.34 max)

Two UPVC double glazed windows to the front. Radiator. Built-in triple wardrobe with sliding tinted mirrored doors enclosing. Thermostat, Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white Sottini suite with part tiled surrounds comprising large double shower cubicle with Mira mains shower over and mirrored doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point and extractor fan.

Bedroom Two

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding tinted mirrored doors enclosing.

Bedroom Three

12'0" x 10'2" max (3.68 x 3.10 max)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with sliding tinted mirrored doors enclosing.

Bedroom Four

10'8" x 8'5" max (3.26 x 2.58 max)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with sliding tinted mirrored doors enclosing.

Dressing Room/Bedroom Five

8'7" x 4'7" (2.62 x 1.42)

UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes with sliding tinted mirrored doors enclosing.

Family Bath & Shower Room

Radiator. Four piece white Sottini suite with part tiled surrounds comprising panelled bath with shower mixer tap, shower cubicle with Mira mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point and extractor fan.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over and entrance light. Landscaped garden with areas laid to artificial lawn, brick raised planters with plants and shrubs. Enclosed by decorative railings with feature archway. Double driveway proving off road parking. EV charging point. Path to secure gate leading to covered passageway with light, leading to the rear.

To The Rear

Beautifully landscaped garden with south-west facing aspect comprising large Indian sandstone patio area to the immediate rear, areas laid to artificial lawn with brick edging and brick raised planters with plants and shrubs. Raised fishpond with feature waterfall. Composite construction Garden Bar Room 2.79 x 2.18 (9'1" x 7'1") with power and lighting, and vinyl flooring. Three outside taps, double and single power points, and lighting. All enclosed by fencing. Gate leading to covered passageway with light, leading to the front. All enclosed by fencing and walling.

Garage

19'9" x 9'9" (6.04 x 2.98)

Remote controlled roller door to the front. Power and lighting. Access to eaves storage. Base mounted units with rolled top work surfaces. Double sink unit with mixer tap. Space for dryer. Painted flooring. Personal door to the side. Doorway to the gym. Opening to the:

Workshop Area

10'2" x 6'6" (3.12 x 2.00)

Remote controlled roller door to the front. Power and lighting. Painted flooring.

Gym

13'1" x 10'2" (4.00 x 3.12)

Power and lighting. Painted flooring.

AGENTS NOTE

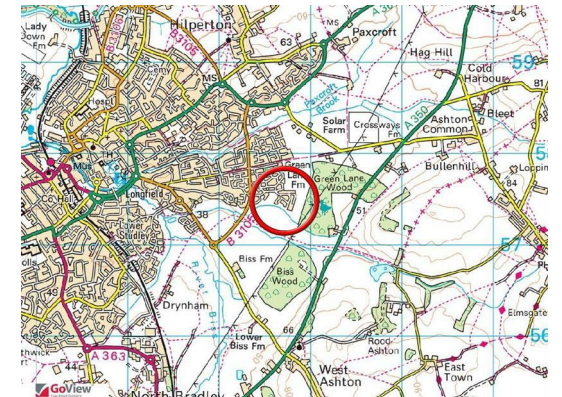
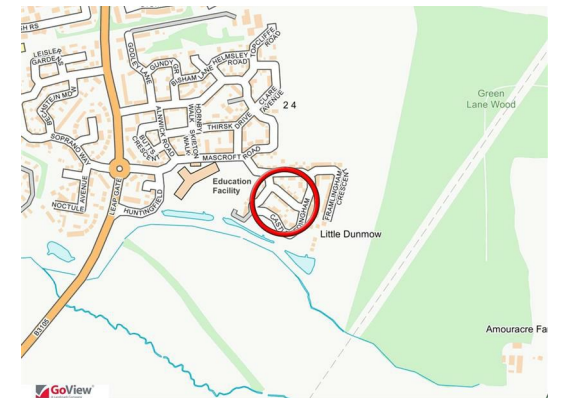
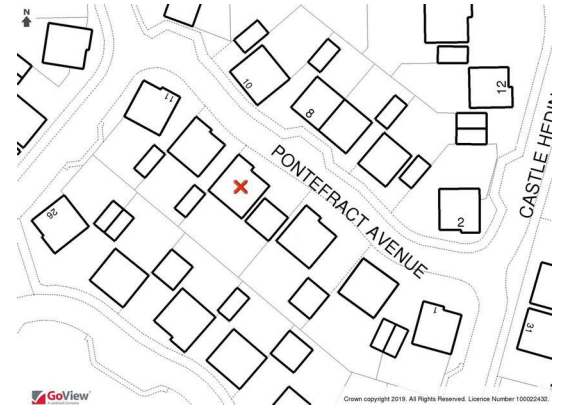
AVAILABLE BY SEPARATE NEGOTIATION - Large timber framed covered seating area with power and lighting; television point and pitch tiled roof.



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



Total area: approx. 207.7 sq. metres (2235.7 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.