



15 Chirton Place Trowbridge BA14 0XT

- Well Presented Four Bedroom Detached Family Home
- 20ft x 12ft Living Room with Patio Doors onto Gardens
- Modern Cloakroom & Family Bathroom
- Bedroom Four/Dressing Room with Built-in Wardrobes & Dressing Table
- Enclosed Landscaped Garden
- Cul De Sac Position in Popular Holbrook Park Area
- Large Modern Kitchen Opening to Dining Room
- Main Bedroom with Built-in Wardrobes & Modern En Suite
- UPVC Double Glazing & Gas Central Heating with Worcester Boiler
- Driveway Providing Off Road Parking

Guide Price £350,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor. Wood effect flooring and coved ceiling. Smoke alarm. Doors off and into:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Wash hand basin with cupboard under and w/c. Wood effect flooring. Access to small loft space.

Living Room

20'8 x 12'1 (6.30m x 3.68m)

UPVC double glazed window to the front. Radiator. Feature fireplace with an electric fire inset. Television point. Coved ceiling. Double glazed sliding patio doors to the rear. Door to the:

Kitchen

14'0 x 9'8 (4.27m x 2.95m)

Two UPVC double glazed windows to the rear. Radiator. Range of modern wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with stainless steel extractor hood over. Plumbing for washing machine or dishwasher. Space for fridge/freezer. Heating controls. Wood effect flooring. Doorway to under stairs storage/larder cupboard with shelving. Obscured UPVC double glazed door to the side. Opening to the:



Dining Room

14'6 x 8'10 max (4.42m x 2.69m max)
UPVC double glazed window to the front.
Radiator. Wood effect flooring. Door to the hall. Door to cupboard housing wall mounted Worcester boiler and plumbing for washing machine. Fuse box.

FIRST FLOOR

Landing

Access to part boarded loft with ladder and lighting. Smoke alarm. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

12'3 x 9'5 max (3.73m x 2.87m max)
UPVC double glazed window to the front.
Radiator. Built-in run of wardrobes. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece suite with part tiled surrounds comprising shower cubicle with mains shower and door enclosing, wash hand basin with cupboard under and w/c. Vinyl flooring.

Bedroom Two

11'6 x 9'5 (3.51m x 2.87m)
UPVC double glazed window to the front.
Radiator.

Bedroom Three

10'5 x 9'9 (3.18m x 2.97m)
UPVC double glazed window to the rear.
Radiator. Wood effect flooring.

Bedroom Four/Dressing Room

6'9 x 6'0 (2.06m x 1.83m)
UPVC double glazed window to the rear.
Radiator. Built-in run of wardrobes and shelving. Built-in dressing table and shelving, Wood effect flooring.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c. Vinyl flooring.

EXTERNALLY

To The Front

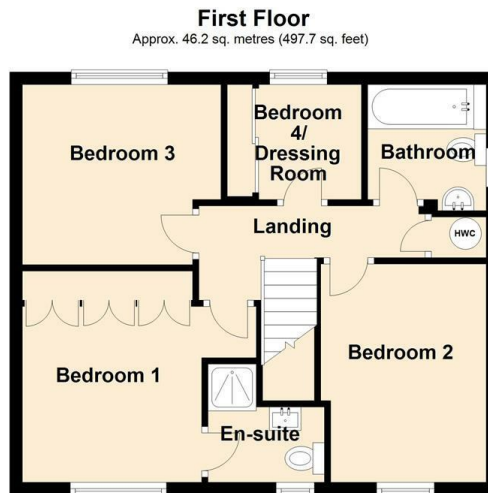
Entrance light. Area laid to loose stone chippings and tarmac driveway providing off road parking. Gated side pedestrian access.

To The Rear

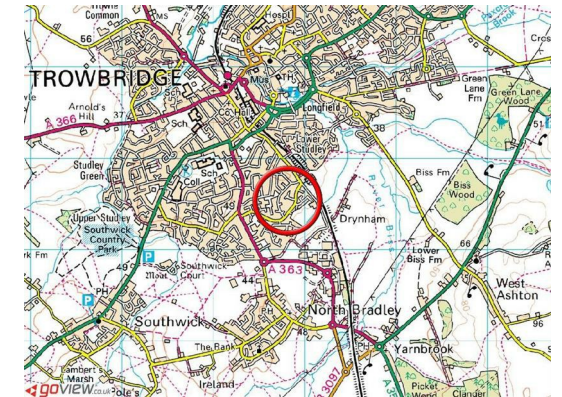
Enclosed rear garden comprising large patio area to the immediate rear with retaining wall enclosing, steps up to area laid to lawn with mixed border with a variety of plants, trees and shrubs. Garden shed. Outside light. Outside tap. Bin store. All enclosed by fencing.



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



Total area: approx. 100.1 sq. metres (1077.5 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.