



KINGSTONS



28b Southwick Road

North Bradley Trowbridge BA14 0SJ

- Spacious, Detached Chalet Style Property in Well Regarded Village
- Living Room with Feature Stone Fireplace
- Utility Room & Cloakroom
- Good Quality Fixtures & Fittings Throughout
- Enclosed Rear Garden with Two Sheds
- Flexible Accommodation to Suit Families & Elderly Relatives
- Large Dual Aspect Kitchen/Dining Room
- Three En Suite Bedrooms & 4th Bedroom/Study
- Large Garage/Workshop & Parking for Several Vehicles
- Viewing Recommended - No Chain

Asking Price £425,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite panelled door to the front. Radiator. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Stairs to the first floor with small cupboard under. Part glazed, oak doors off and into:

Living Room

21'10" x 11'8" (6.66 x 3.56)

Two UPVC double glazed windows to the front. Radiator. Feature stone fireplace. Television points. Smoke alarm.

Kitchen/Dining Room

22'10" x 11'10" (6.96 x 3.62)

UPVC double glazed windows to the front and rear. Radiator. Extensive range of wall, base and drawer units with metro tiled surrounds and square edge Corrian work surfaces. Inset single sink unit with mixer tap and engraved drainer. Range Master cooker with extractor hood hover. Integrated dishwasher, fridge and freezer. Breakfast bar. Space for dining table. Wood effect vinyl flooring and inset ceiling spotlights. Part glazed, oak door to the:

Utility Room

9'10" x 9'5" max (3.00m x 2.87m max)

UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with metro tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wall mounted Ideal boiler. Tiled effect vinyl flooring. UPVC double glazed door to the side. Fuse box and electric meter. Access to loft space. Panelled door to the garage/workshop. Panelled door to the:

Cloakroom

White w/c with dual push flush and tiled surrounds. Tiled effect vinyl flooring. Extractor fan.

Bedroom One

10'7" x 10'5" (3.25 x 3.18)

UPVC double glazed French doors to the rear. Radiator. Television point. Panelled doors off and into:

Dressing Room

7'10" x 4'3" (2.40 x 1.32)

Built-in drawers, hanging rails and shelving.

En Suite Bath/Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Four piece white suite with tiled surrounds comprising shower enclosure with rain-fall shower over and glass screen enclosing, rolled top bath with shower mixer tap, wash hand basin with drawers under and w/c with dual push flush. Sealed floor and inset ceiling spotlights. Extractor fan. Illuminated/heated mirror.

FIRST FLOOR

Large Landing

Arched feature, stained glass window to the rear on the half-stair landing. Radiator. Oak balustrade. Smoke alarm. Access to eaves storage. Inset ceiling spotlights. Oak doors off and into:

Bedroom Two

16'0" x 13'7" max (4.88 x 4.15 max)

Double glazed Velux window to the front with fitted blind. Radiator. Built-in triple wardrobe. Access to eaves storage. Oak door to the:

En Suite Bathroom

Double glazed Velux window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with mains shower over

and screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Illuminated mirror.

Bedroom Three

16'0" x 15'7" mx (4.88 x 4.76 mx)

Two double glazed Velux windows to the front with fitted blinds. Radiator. Built-in triple wardrobe. Access to eaves storage. Telephone point. Panelled door to the:

En Suite Shower Room

Three piece white suite with part tiled surrounds comprising shower cubicle with aqua-board surrounds, electric shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Mirrored medicine cabinet. Vinyl flooring and inset ceiling spotlights. Extractor.

Bedroom Four/Study

12'7" x 8'10" (3.84 x 2.70)

Double glazed Velux window to the rear with fitted blind. Radiator. Access to loft space.

EXTERNALLY

To The Front

Entrance lights over door. Large gravel driveway providing off road parking for several vehicles.

To The Rear

Enclosed rear garden comprising flagstone patio area to the immediate rear, area laid to lawn and area laid to loose stone chippings. Two garden sheds. External tap and light. All enclosed by fencing with gated side pedestrian access.

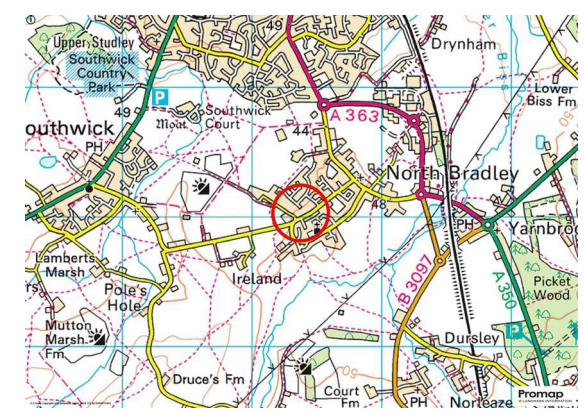
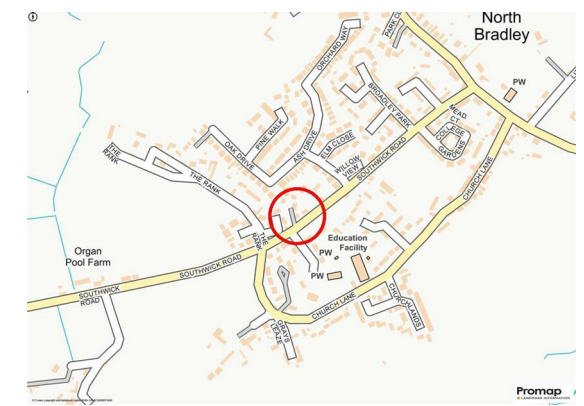
Garage/Workshop

19'3" x 17'0" max (5.87m x 5.18m max)

Double doors to the front. Power and lighting. Workbench.



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



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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.