



KINGSTONS



## 4, Rodwell Hall St. Thomas Road Trowbridge BA14 7LU

- Four/Five Bedroom Detached Chalet Style Property
- Living Room with Wood Burning Stove & Family Room
- Cloakroom & Utility Room
- UPVC Double Glazing & Gas Central Heating
- Detached Garage/Workshop & Driveway Providing Ample Parking
- Walled Corner Plot in Highly Regarded Victoria Road Area
- Large Kitchen/Dining Room with Integrated Appliances
- Refitted Ensuite, Shower Room & Bathroom
- Large Wrap-Around Gardens with 5ft Stone Wall
- No Onward Chain - Viewing Recommended

**Guide Price £515,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed windows and door to the front. Electric heater. Tiled flooring. Oak door to cloak cupboard with coat hooks, shelving and hanging rail. Oak framed, glazed double doors and windows to the entrance hall. Oak door to the:

### Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Fuse box.

### Hallway

Two radiators. Smoke alarm. Stairs to the first floor with under stairs storage cupboard. Wood effect flooring and coving. Heating controls. Oak doors off and into: storage cupboard with hanging rail and shelving.

### Living Room

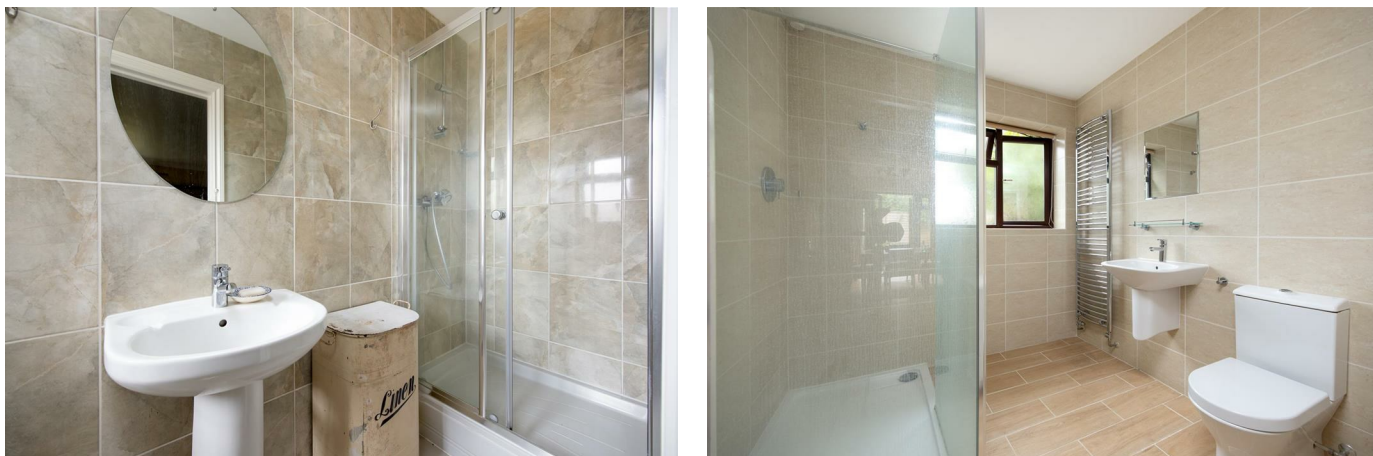
17'11 x 14'10 (5.46m x 4.52m)  
UPVC double glazed windows to the front and rear. Radiator. Feature stone fireplace with wood burning stove inset. Wood effect flooring and coving. Television point.

### Family Room/Bedroom

11'11 x 9'10 (3.63m x 3.00m)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

### Kitchen/Dining Room

25'8 x 14'0 (7.82m x 4.27m)  
UPVC double glazed window to the rear. Two radiators. Extensive range of wall, base, drawers and pull-out pantry units with tiled splash-backs and granite work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel Neff electric oven and microwave over. Built-in five ring-Neff electric hob with extractor hood over. Integrated Neff dishwasher and fridge/freezer. Breakfast bar. Space for dining table. Wood flooring, coving and inset ceiling spotlights. UPVC double glazed French doors and windows to the side. Oak door to the:





### Utility Room

9'2 x 6'0 (2.79m x 1.83m)

UPVC double glazed window and door to the rear. Radiator. Selection of wall, base and larder units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit with mixer tap. Plumbing for washing machine. Space for additional appliance. Wall mounted boiler and heating controls. Tiled flooring and coving.

### Bedroom One

14'10 x 12'10 (4.52m x 3.91m)

UPVC double glazed window to the front. Radiator. Wood effect flooring and coving. Oak door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite comprising large shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

### Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite comprising large walk-in shower enclosure with mains shower and glass screen enclosing, half pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

## FIRST FLOOR

### Landing

Balustrade. Smoke alarm. Air purification vent. Oak doors off and into: large linen cupboard with shelving and access to large boarded eaves storage space.

### Bedroom Two

15'2 x 9'6 (4.62m x 2.90m)

UPVC double glazed window to the rear. Radiator. Wood effect flooring. Air purification vent.

### Bedroom Three

14'10 x 8'0 (4.52m x 2.44m)

UPVC double glazed window to the side. Radiator. Wood effect flooring. Air purification vent.

### Study

8'3 x 8'0 max (2.51m x 2.44m max)

UPVC double glazed window to the side. Radiator. Wood effect flooring. Oak door to:

### Bedroom Four

15'0 x 10'10 max (4.57m x 3.30m max )

L-shaped with restricted head-height of 6ft at the apex. Double glazed Velux window to the rear. Radiator. Exposed beams.

### Bathroom

Double glazed Velux window to the side. Three piece white suite with tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c with dual push flush. Tiled flooring.

## EXTERNALLY

### To The Front

Stone walled entrance way leading to driveway providing off road parking for several vehicles. Private frontage with patio area, area laid to lawn and a variety of mature plants, trees and shrubs. Enclosed by stone walling, fencing and mature trees. Gated side pedestrian access to both sides. Lighting.

### To The Rear & Sides

Good sized enclosed, wrap-around gardens with private aspect comprising good sized paved patio areas to the side and rear, large area laid to lawn and a variety of mature plants, trees and shrubs. Greenhouse. Raised vegetable beds. Lighting. Space for bins and covered log store. Small greenhouse. Large garden shed, compost bin and water butts. Enclosed by 5ft stone walling and fencing.

### Garage/Workshop.

17' 3 x 9'2 (5.18m 0.91m x 2.79m)

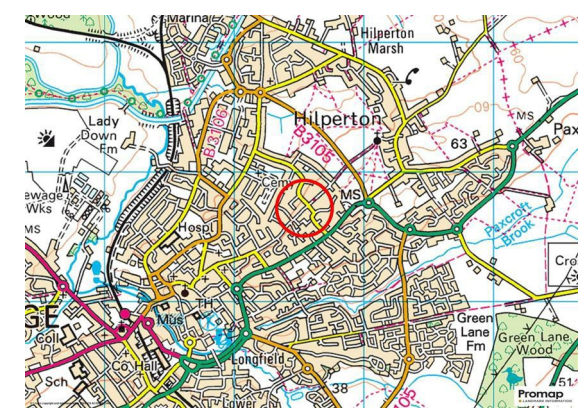
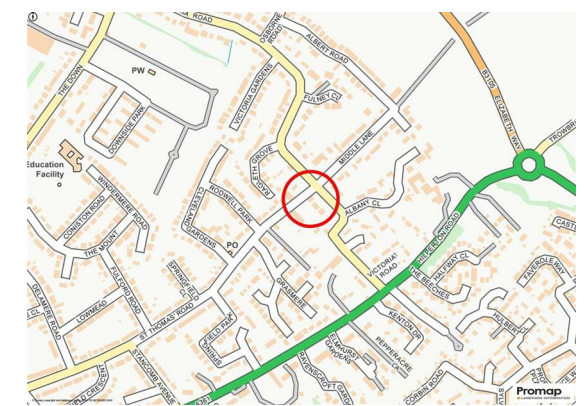
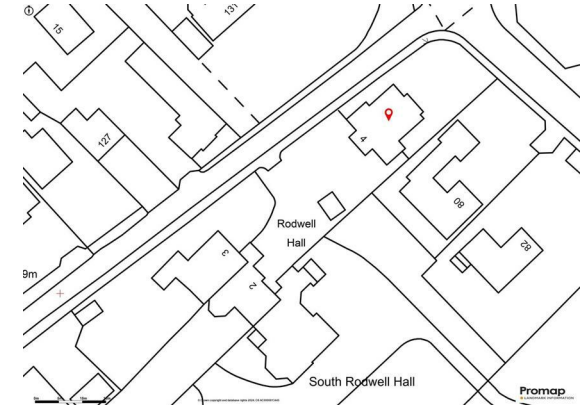
Up and over door to the front. Pitched tiled roof. Porthole window to the front. Obscured glazed window and door to the side. Power and lighting. Work surface and shelving.



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



Total area: approx. 197.0 sq. metres (2120.5 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.