



KINGSTONS



3 The Hunt Close Semington Trowbridge BA14 6JY

- Well Presented & Spacious 1960's Detached House in a Small, Well Regarded Cul De Sac
- 8m Living Room, Dining Room, Study & Conservatory
- Three Double Bedrooms
- UPVC Double Glazing & Oil Fired Central Heating
- Great Potential to Extended (subject to P.P)
- Edge of Village Close to Popular Primary School, Countryside & Canal walks, & Lock Side Café
- Refitted Kitchen with Neff Appliances & Utility Room
- Cloakroom & Shower Room
- Large South Facing Enclosed Garden
- Car Port, Garage & Driveway

Guide Price £450,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Hardwood door to the front. Obscured glazed windows to the front. Radiator. Stairs to the first floor. Parquet wood flooring and coving. Television point. Smoke alarm. Internal obscured glazed window to the lounge. Panelled doors off and into:

Cloakroom

Porthole window to the side. Radiator. Two piece white suite comprising wash hand basin with tiled splash-backs and w/c with dual push flush. Tiled flooring.

Living Room

25'11" x 12'9" (7.90 x 3.90)

UPVC double glazed window to the front. Two radiators. Feature stone fireplace with electric fire inset. Television and telephone point. Wall lights. Opening to the dining room. UPVC double glazed sliding patio doors to the:

Conservatory

12'1" x 7'8" (3.70 x 2.35)

Aluminium framed, single glazed construction with sliding patio doors to the rear. Tiled flooring. Wall lights.

Dining Room

10'5" x 10'4" (3.18 x 3.15)

UPVC double glazed window to the rear. Radiator. Parquet wood flooring.

Refitted Kitchen

10'5" x 10'2" (3.18 x 3.10)

UPVC double glazed window to the rear. Contemporary vertical anthracite radiator. Range of modern wall, base and drawer units with glass splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel Neff double oven. Built-in four-ring stainless steel Neff gas hob with extractor hood over. Plumbing for dishwasher. Tiled effect vinyl flooring and inset ceiling spotlights. Obscured glazed door to the:



Utility Room

8'5" x 5'10" (2.59 x 1.78)

Obscured double glazed window to the front. UPVC double glazed window and door to the rear. Wall and base mounted units with rolled top work surfaces. Stainless steel circular sink unit. Plumbing for washing machine. Space for additional dryer and fridge/freezer. Tiled flooring. Floor standing oil fired boiler. Heating controls. Telephone point. Door to the:

Study/Play Room

8'6" x 8'5" (2.60 x 2.58)

UPVC double glazed window to the side. Radiator.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Balustrade. Access to loft space with ladder. Panelled double doors to airing cupboard with hot water tank and shelving. Panelled doors off and into:

Bedroom One

15'1" x 10'5" (4.60 x 3.19)

UPVC double glazed window to the rear. Radiator. Extensive range of bedroom furniture including two double wardrobes, drawers and bedside drawers. Coving. Headboard.

Bedroom Two

12'8" x 11'1" (3.87 x 3.38)

UPVC double glazed window to the front. Radiator. Extensive range of bedroom furniture including triple double wardrobe, drawers and bedside drawers. Coving. Headboard.

Bedroom Three

10'4" x 10'2" (3.16 x 3.10)

UPVC double glazed window to the rear. Radiator. Coving. UPVC double glazed door to the side.

Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with fully tiled surrounds comprising shower cubicle with seat, mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with enclosed cistern and dual push flush. Built-in cupboards. Tiled flooring. Mirror with lights over.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Large area laid to lawn with Pampas Grass. Car port with light. Driveway providing off road parking for 3-4 vehicles. Gates leading to paved area to the side of garage with LP gas point for hob.

To The Rear

Large south facing enclosed garden comprising patio area to the immediate rear with sun awning, large area laid to lawn, large rockery, borders with a variety of plants and shrubs and steps up to raised stone seating area running the width of the garden. Greenhouse. Garden shed. Oil tank. All enclosed by fencing and hedgerow. External tap and light. Additional side area leading to the gated front access with additional LP gas point for fire.

Garage

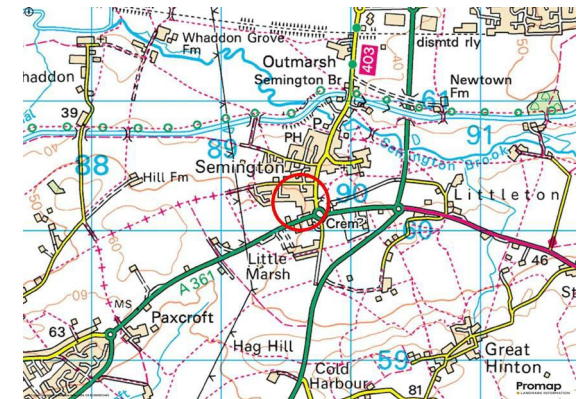
Electric roller door to the front. Part glazed door to the side. UPVC double glazed window to the side. Eaves storage. Fuse box and electric meter. Power and lighting.



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



Total area: approx. 158.4 sq. metres (1705.3 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.