



75 Ashton Street Trowbridge BA14 7ET

- Spacious & Extended Four Bedroom Family Home Close to Town Centre
- Recently Refurbished & Finished to a High Specification with Open Plan Living
- Large Living Room & Family Room
- Shower Room/Utility & Family Bathroom
- Good Sized, Private Landscaped Garden
- Close to Primary school, Shop, Cinema Complex & Railway Station
- Large Stunning Kitchen/Dining Room with Integrated Appliances & Breakfast Bar
- Large Main Bedroom with En Suite
- Garden Room/Bar & Garage/Workshop
- Driveway Providing Parking for 3 Vehicles

Offers Over £350,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

9'9" x 9'8" (2.98 x 2.95)

Obscured double glazed, composite door to the front with obscured double glazed side panel windows. Radiator. Stairs to the first floor. Smoke alarm. Wood effect flooring and inset ceiling spotlights. Door to the living room. Doorway to the:

Kitchen/Dining Room

23'0" x 15'8" (7.02 x 4.78)

Two UPVC double glazed windows to the front and UPVC double glazed window to the rear. Contemporary vertical radiator. Extensive range of shaker style wall, base, drawer and larder units with marble work tops and splash-backs, and under cupboard and kick space lighting. Inset stainless steel sink with pull-down spray mixer tap and engraved drainer. Built-in stainless steel five-ring gas hob with mirrored splash-back and contemporary stainless steel extractor hood over. Built-in high level stainless steel electric double oven. Integrated dishwasher, larder fridge and larder freezer. Large breakfast Bar. Space for table. Door to the side passageway. Door to the shower/utility room. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Open plan to the:

Living Room

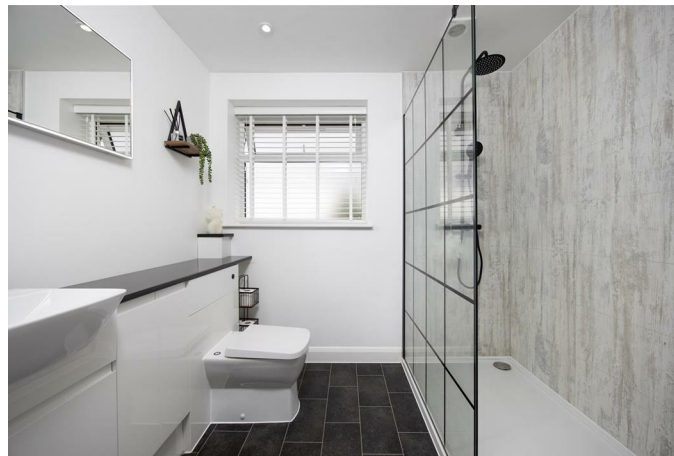
12'9" x 9'6" (3.90 x 2.90)

Radiator. Feature contemporary electric fire. High level television point. Wood effect flooring and inset ceiling spotlights. Opening to the:

Family Room

11'9" x 10'0" (3.60 x 3.06)

Double glazed bi-fold doors to the rear with fitted blinds. Double glazed Velux window. Radiator. Wood effect flooring and inset ceiling spotlights. Recess with glass shelving.



Shower/Utility Room

9'4" x 5'4" (2.86 x 1.65)

Obscured UPVC double glazed windows to the rear and side. Double glazed Velux window. Chrome towel radiator. Three piece white suite comprising large shower cubicle with electric shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Plumbing for washing machine. Marble work top. Vinyl flooring and inset ceiling spotlights. Extractor fan.

Side Passageway

UPVC door to the front. UPVC double glazed door to the rear. Fuse box. Smoke alarm. Lighting.

FIRST FLOOR

Landing

Smoke alarm. Access to part board loft space. Inset ceiling spotlights. Doors off and into:

Bedroom One

16'6" x 9'6" (5.04 x 2.90)

UPVC double glazed window to the rear. Radiator. High level television point. Inset ceiling spotlights. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Contemporary black towel radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Built-in cupboards and drawers. Tiled effect vinyl flooring and inset ceiling spotlights. Extractor fan.

Bedroom Two

12'8" x 9'10" (3.88 x 3.00)

UPVC double glazed window to the rear. Radiator. High level television point.

Bedroom Three

12'8" x 9'1" (3.88 x 2.78)

UPVC double glazed window to the rear. Radiator.

Bedroom Four

12'5" x 7'3" max (3.81 x 2.22 max)

UPVC double glazed window to the front. Radiator. Built-in cupboard with hanging rail and shelving.

Family Bathroom

Obscured UPVC double glazed window to the front. Contemporary black towel radiator. Three piece white suite with marble effect aqua-board surrounds comprising panelled bath with mixer shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Entrance lights at front door and side passage door. Outside tap. Electric meter. Driveway providing off road parking for three vehicles.

To The Rear

Good sized enclosed landscaped garden with private aspect comprising large Indian sandstone patio area to the immediate rear extending along the side of the garage to the front of the garden room/bar; and area laid to lawn. Sunken hot-tub. Gravel area to the front of garage. External motion sensor lighting and power points. Enclosed by fencing and walling.

Garage/Workshop

21'7" x 8'11" (6.60 x 2.73)

Up and over door to the front. Divided into two sections providing storage to the front and potential study/home office to the rear. UPVC double glazed French doors to the side.

Garden Room/Bar

16'11" x 12'9" (5.16 x 3.90)

Timber construction with pitched roof. Double glazed French doors to the front. Double glazed windows to the front and side. Power and lighting, Electric heater. Timber framed bar with granite worktop. Decked veranda to the front with lighting.

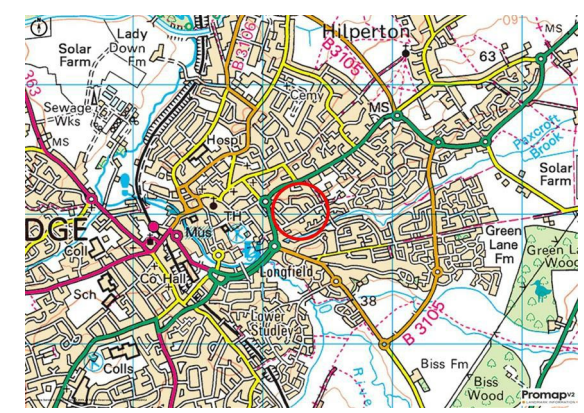
Store Room

12'9" x 9'2" (3.90 x 2.80)

Double doors to the front.



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



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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.