



29 Hargreaves Road

Trowbridge BA14 7UH

- Well Presented & Deceptively Spacious Four Bedroom Detached Family Home
- Large Living Room & Dining Room
- Refitted Cloakroom, En Suite & Bathroom
- Gas Central Heating
- Garage & Driveway Providing Parking
- Cul-De-Sac Position near to Countryside & Riverside Walks, Town Centre & Railway Station
- Refitted Kitchen & Breakfast Area
- UPVC Double Glazing
- South Facing Landscaped Gardens
- Viewing Recommended

Guide Price £375,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, panelled door to the front. UPVC double glazed window to the side. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring and coving. Smoke alarm. Panelled doors off and into:

Refitted Cloakroom (2019)

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c. Wood effect flooring and inset ceiling spotlight.

Living Room

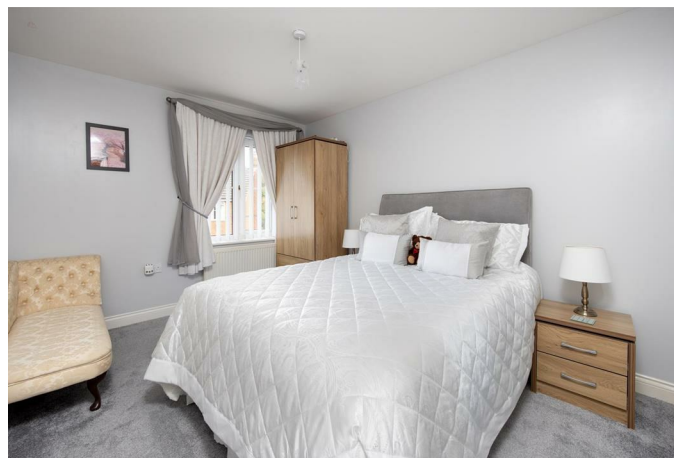
20'1" x 15'10" max (6.12m x 4.83m max)
UPVC double glazed French doors to the rear.
UPVC double glazed windows to the rear and sides. Two vertical radiators and electric heater. Feature stone fireplace with electric fire inset. Television point. Coving.

Dining Room

10'1" x 9'3" (3.07m x 2.82m)
UPVC double glazed window to the front. UPVC double glazed French doors to the side. Radiator. Wood effect flooring and coving.

Breakfast Area

8'0" x 6'9" (2.44m x 2.06m)
UPVC double glazed window to the front. Radiator. Wood effect flooring and coving. Fuse box. Archway to the:



Refitted Kitchen(2022)

14'7" x 8'0" (4.45m x 2.44m)

UPVC double glazed window to the rear. Range of modern wall, base and drawer units with tiled splash-backs and marble effect work tops. One and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in electric oven and four-ring hob with extractor hood over. Integrated fridge/freezer. Plumbing for washing machine. Breakfast bar. Cupboard housing Ideal Classic boiler. Tiled flooring and inset ceiling spotlights. Obscured UPVC double glazed door to the side.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Access to loft space. Coving. Panelled doors off and into:

Bedroom One

11'5" x 9'8" (3.48m x 2.97m)

UPVC double glazed window to the front. Radiator. Built-in run of wardrobes with hanging rails and shelving. Ceiling light and fan. Panelled door to the:

Refitted En Suite Shower Room (2021)

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and doors enclosing, wash hand basin with drawer under and w/c with dual push flush. Vinyl flooring inset ceiling spotlights. Shaving point and light. Extractor fan. Panelled door to airing cupboard housing hot water tank.

Bedroom Two

11'1" x 9'3" (3.38m x 2.82m)

UPVC double glazed window to the front. Radiator.

Bedroom Three

9'8" x 8'0" (2.95m x 2.46m)

UPVC double glazed window to the rear.

Radiator. Built-in double wardrobe wit sliding doors enclosing.

Bedroom Four

9'6" x 6'5" (2.92m x 1.96m)

UPVC double glazed window to the rear. Radiator.

Refitted Bathroom (2021)

UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath, wash hand basin with cupboard under and w/c with dual push flush. Shaving point and light. Extractor fan. Vinyl flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Garden area laid to slate chippings with a variety of plants and shrubs; enclosed by walling and railings. Driveway providing off road parking. Storm porch and light over side door. Gated side pedestrian access to the:

To The Rear & Side

Enclosed south facing landscaped garden comprising decked and paved areas to the immediate rear, area laid to lawn, mixed borders and raised beds with a variety of plants, trees and shrubs. Railings and gate leading to block paved patio area to the side with sun awning. Two gardens sheds. External tap, power point and lighting. All enclosed by fencing and walling.

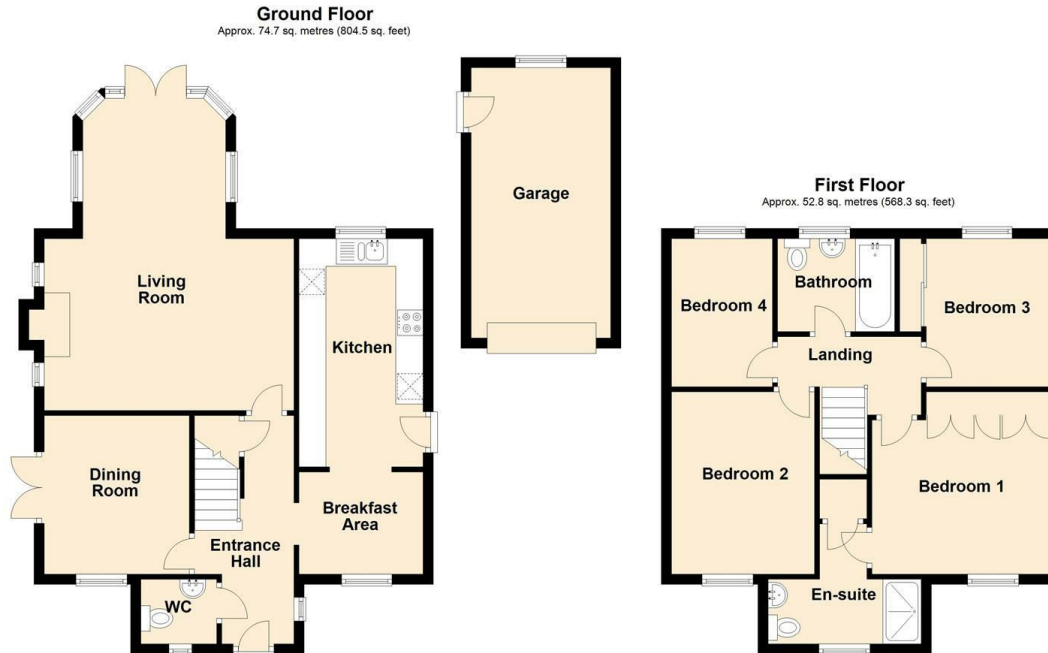
Garage

17'3" x 9'1" (5.26m x 2.77m)

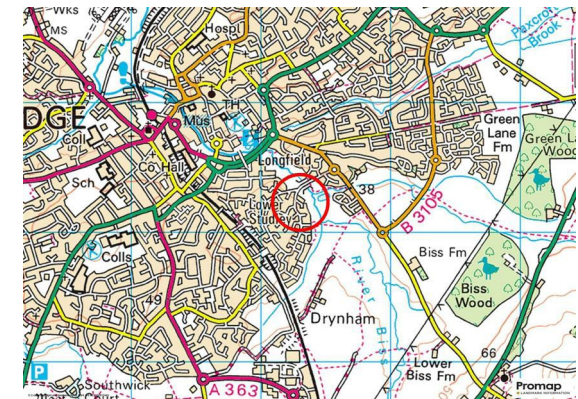
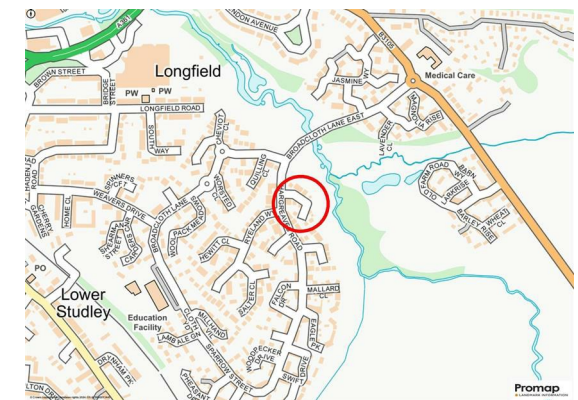
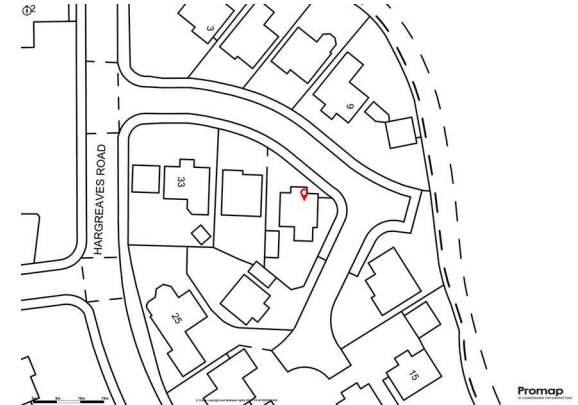
Up and over door to the front. Window to the rear. Personal door to the side. Power and lighting. Eaves storage.



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



Total area: approx. 127.5 sq. metres (1372.9 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.