



KINGSTONS



2 Oak Tree Close

Trowbridge BA14 9BD

- Good sized Detached Family Home in a Small Cul De Sac on BOA side of Town
- Lounge/Dining Room & Conservatory
- Four Double Bedrooms
- Newly Fitted Oak Boarded Internal Doors
- Garage & Double Driveway
- Close to Shop, Primary School, Bus Route, Railway Station & Town Centre
- Kitchen/Breakfast Room
- Cloakroom & Family Bathroom
- Enclosed Private Garden
- No Onward Chain

Guide Price £390,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor with under stairs storage/cloak recess. Newly fitted part glazed, oak boarded doors off to kitchen & living room. Newly fitted oak boarded door to:

Cloakroom

Georgian style obscured UPVC double glazed window to the side. Modern two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring.

Lounge/Dining Room

22'2" x 11'8" (6.76 x 3.56)

Georgian style UPVC double glazed window to the front. Two radiators. Feature stone open fireplace. Television and telephone points. Wall lights. Serving hatch to kitchen. Glazed double doors to the:

Conservatory

14'9" x 10'1" (4.52 x 3.08)

UPVC double glazed construction with French doors to the side. Radiator. Wood flooring and wall light. UPVC double glazed door to the:



Kitchen/Breakfast Room

16'3" x 9'1" (4.96 x 2.78)

UPVC double glazed window to the rear. Radiator. Range of modern shaker style wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel Zanussi double oven and four-ring hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and washer/dryer. Space for fridge/freezer. Wood effect flooring. Heating controls.

FIRST FLOOR

Landing

Access to part boarded loft space. Newly fitted oak boarded doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Bedroom One

12'9" x 12'1" (3.90 x 3.69)

Georgian style UPVC double glazed window to the front. Radiator. Coving. Door to enclosed tiled shower cubicle with obscured Georgian style UPVC double glazed window to the front, Bristan mains shower and bi-fold doors enclosing.

Bedroom Two

12'0" x 11'9" (3.68 x 3.60)

Georgian style UPVC double glazed window to the front. Radiator.

Bedroom Three

9'10" x 8'9" (3.00 x 2.69)

UPVC double glazed windows to the rear. Radiator.

Bedroom Four

9'10" x 8'7" (3.00 x 2.62)

UPVC double glazed windows to the rear. Radiator. Coving.

Family Bathroom

Obscured UPVC double glazed windows to the rear. Radiator. Modern three piece white suite with part tiled surrounds comprising panelled bath with mains mixer shower over and folding screen enclosing, wash hand basin with cupboards under and w/c with dual push flush. Vinyl tiled flooring. Shaving point.

EXTERNALLY

To The Front

Entrance light. Area laid to lawn with tree and shrubs. Gravel double driveway. Gas and electric meters to side.

To The Rear

Enclosed garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and a variety of plants, trees and shrubs. Garden shed. Enclosed by hedgerow.

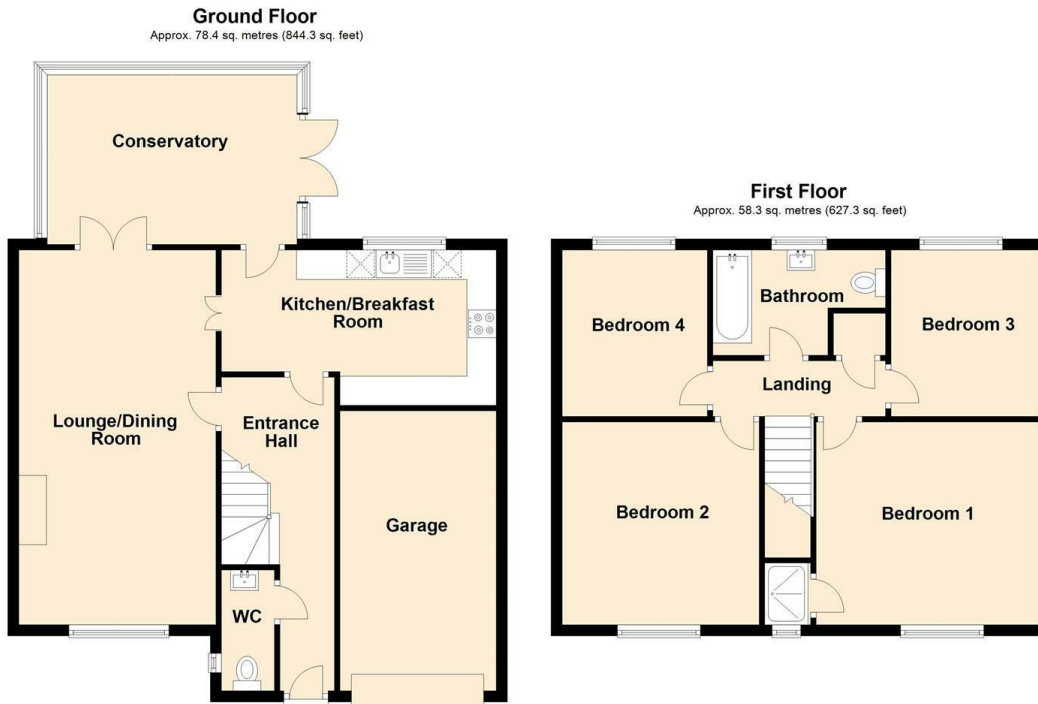
Garage

16'6" x 9'3" (5.04 x 2.82)

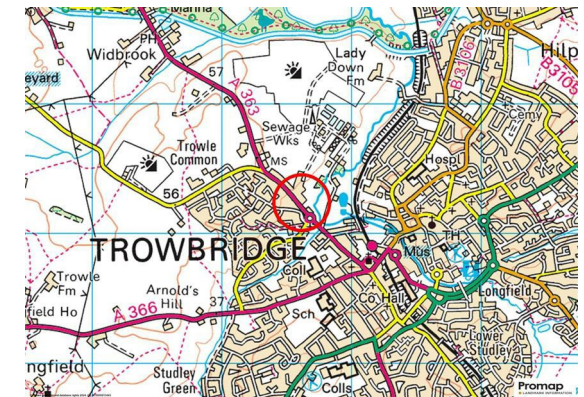
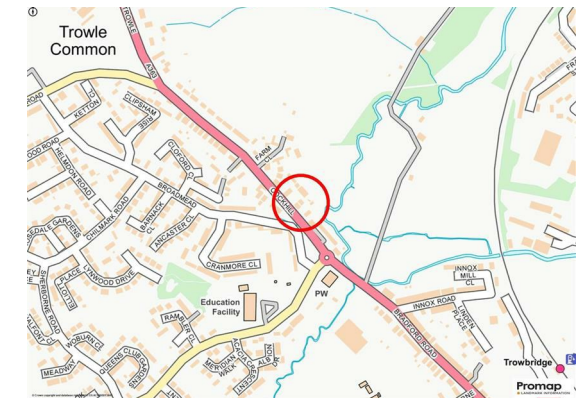
Electric up and over door to the front. Power and LED light. Wall mounted Worcester Bosch boiler. Fuse box.



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



Total area: approx. 136.7 sq. metres (1471.6 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.