



**KINGSTONS**



## **6 Sherborne Road Trowbridge BA14 9SJ**

- Well Presented Three Bedroom Property in the popular Broadmead Development
- Living Room
- Refitted Shower Room
- Replacement UPVC D/Glazing with Integrated Blinds
- Good Sized Private Garden
- Close to the Popular Primary School, Shop, Town Centre & Train Station
- Modern Kitchen/Dining Room
- External Studio & Store Room
- Gas Central Heating with Vaillant Combi Boiler
- Driveway Providing Parking for 2 Vehicles

**Offers Over £260,000**





## **VENDOR SUITED WITH ONWARD PURCHASE**

### **ACCOMMODATION**

All measurements are approximate

#### **Entrance Hall**

Composite, double glazed door to the side. UPVC double glazed window to the front with fitted blinds. Radiator. Wood flooring. Telephone point. Stairs to the first floor. Panelled door to the:

#### **Living Room**

16'5" into bay x 14'0" (5.00 into bay x 4.27) UPVC double glazed bay window to the front with fitted blinds. Radiator. Coved ceiling. Television point. Panelled door to the:

#### **Kitchen/Dining Room**

17'3" x 9'5" (5.26 x 2.87) UPVC double glazed windows to the rear with fitted blinds. Radiator. Extensive range of modern wall and base mounted units with solid wood work surfaces and metro tiled surrounds. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with stainless steel extractor hood over. Integrated dishwasher. Space for fridge/freezer. Plumbing for washing machine. Space for dining table. Tiled flooring, coving and inset ceiling spotlights. Panelled door to the under stairs storage cupboard.



## FIRST FLOOR

### Landing

UPVC double glazed window to the side with fitted blinds. Smoke alarm. Access to loft space housing Vailant combi boiler (fitted 2014). Panelled doors off and into: Airing cupboard.

### Bedroom One

11'1" x 10'10" (3.38 x 3.30)

UPVC double glazed window to the front with fitted blinds. Radiator. Built-in double wardrobe. Coving and inset ceiling spotlights.

### Bedroom Two

10'11" x 9'6" (3.33 x 2.90 (3.32 x 2.89))

UPVC double glazed window to the rear with fitted blinds. Radiator. Built-in double wardrobe. Coving.

### Bedroom Three

8'1" x 7'7" max (2.46 x 2.31 max)

UPVC double glazed window to the front with fitted blinds. Radiator. Built-in cupboard. Coving.

### Refitted Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with

cupboard under and w/c with enclosed cistern and dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor fan.

## EXTERNALLY

### To The Front

Pathway to the front door with storm porch over. Area laid to lawn with a variety of shrubs.

### To The Rear

Enclosed garden featuring a private aspect comprising large paved patio area to the immediate rear, area laid to lawn and mixed borders with a variety of plants and shrubs. Hardstanding for shed. Outside tap. Space for bins. Enclosed by fencing and walling with gated access to the side.

### Studio

11'6" x 7'8" (3.51 x 2.34)

UPVC double glazed door to the side. UPVC double glazed window to the front. Power and lighting. Wood effect flooring, feature panelling and inset ceiling spotlights.

### Storage

8'0" x 5'0" (2.44 x 1.52)

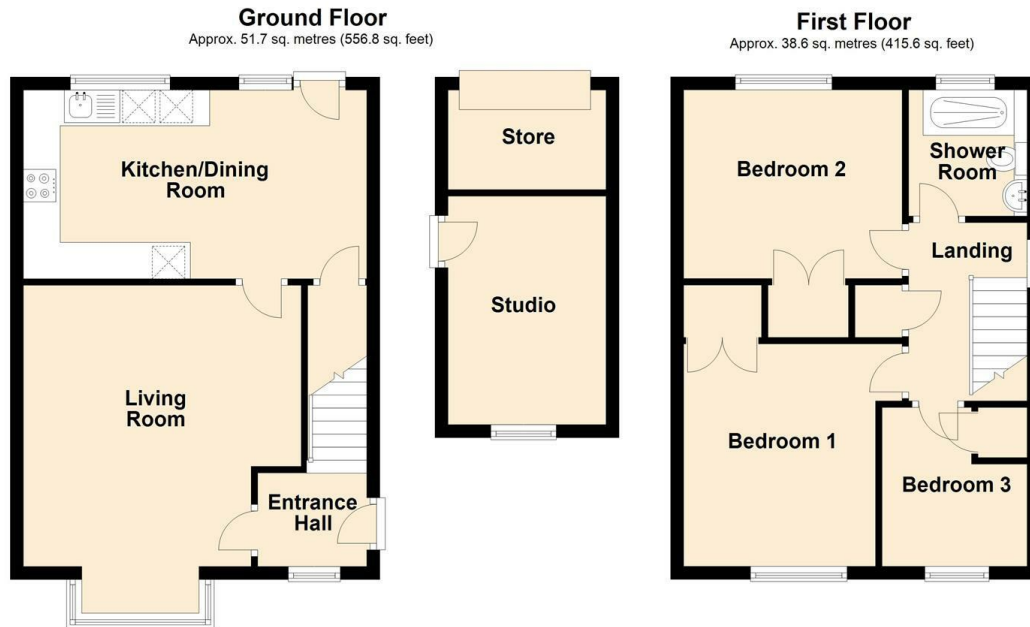
Roller door to the rear. Power and lighting. Shelf.

### Driveway

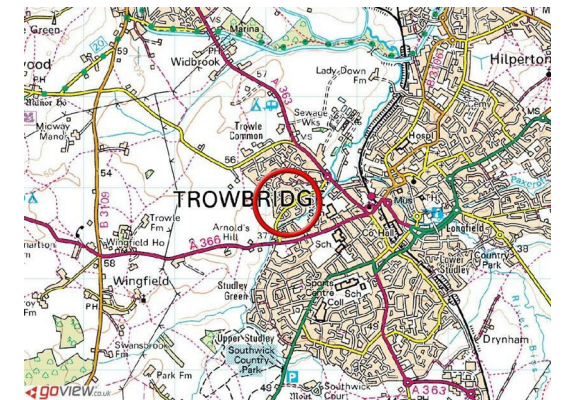
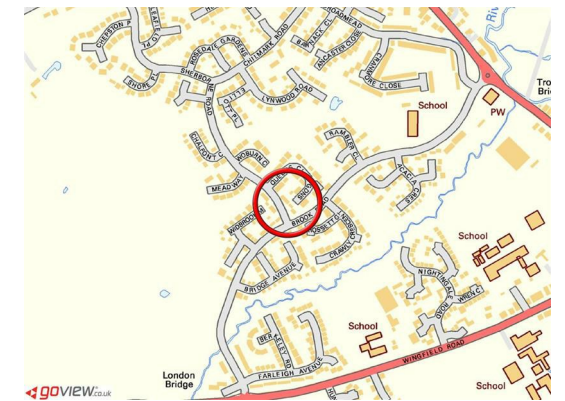
Two parking spaces to the front of the garage/studio.



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



Total area: approx. 90.3 sq. metres (972.4 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.