



## 1 Sandringham Road Trowbridge BA14 0JU

- Detached Chalet Style Property in the Highly Regarded Silver St Lane area close to Countryside, Shops & Bus Route.
- Living Room Open Plan to Dining Room with Adjoining Fireplace
- Two Large Ground Floor Bedrooms/Further Receptions
- Ground Floor Bathroom & First Floor Family Shower Room
- Double Garage, Workshop & Driveway for Several Vehicles
- Extensive & Flexible Accommodation of circa 2760sqft & Established Front & Rear Gardens
- Kitchen/Breakfast Room & Utility Room
- Three First Floor Double Bedrooms - One En Suite
- UPVC Double Glazing & Gas Central Heating with Modern Boiler
- Offered for Sale with No Chain - Viewing Recommended

**Guide Price £550,000**







## ACCOMMODATION

All measurements are approximate

### Reception Hall

Obscured UPVC double glazed windows and door to the front. UPVC double glazed window to the side. Two radiators. Stairs to the first floor. Parquet wood flooring. Smoke alarm. Alarm. Hive unit. Doors off. Opening to the:

### Dining Room

22'5 x 8'3 (6.83m x 2.51m)

UPVC double glazed window to the front. Radiator. Adjoining central stone fireplace with wood burner. Parquet wood flooring. Obscured glazed door to the kitchen. Openings with step down to the:

### Living Room

20'6 x 12'5 (6.25m x 3.78m)

UPVC double glazed window to the front. Three radiators. Adjoining central stone fireplace with wood burner. Television point. Coving. Double glazed sliding patio doors to the rear.

### Kitchen/Breakfast Room

14'1 x 12'2 max (4.29m x 3.71m max)

UPVC double glazed windows to the rear and side. Radiator. Extensive range of wall, base and larder with tiled splash-backs and laminate work tops. One and a half bowl sink drainer unit with mixer tap. Built-in high level double oven. Built-in four-ring gas hob with extractor over. Integrated fridge. Space for table. Vinyl flooring and inset ceiling spotlights. UPVC double glazed door to the side. Doorway to the:

### Utility Room

13'2 x 5'0 (4.01m x 1.52m)

UPVC double glazed window and door to the rear. Radiator. Base mounted units with tiled splash-backs and laminate work surfaces. Single sink drainer unit with mixer tap. Plumbing for washing machine and dishwasher. Space for dryer. Built-in storage cupboards with louvered doors enclosing. Vinyl flooring. Modern wall mounted Vaillant boiler. Gas meter and Hive controls.



### **Study/Bedroom Five**

13'9 x 9'5 (4.19m x 2.87m)

UPVC double glazed window to the front. Radiator.

### **Bedroom Three**

21'6 x 13'10 (6.55m x 4.22m)

UPVC double glazed windows to the front and rear. Two radiators. Coving.

### **Family Bathroom**

12'9 x 8'5 (3.89m x 2.57m)

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite with tiled surrounds comprising panelled Jacuzzi bath with shower mixer tap, pedestal wash hand basin and w/c. Mirror with shaving point and light. Vinyl flooring and inset ceiling spotlights. Door to airing cupboard housing hot water tank and shelving.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the side. Doors off.

#### **Bedroom One**

15 x 13'11 max (4.57m x 4.24m max)

UPVC double glazed window to the front. Radiator. Built-in run of wardrobes. Television point. Door to the:

#### **En Suite Shower Room**

Towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower and door enclosing, wash hand basin with cupboard under and w/c. Mirror with shaving point and light. Extractor fan.

#### **Bedroom Two**

15'6 x 11'4 (4.72m x 3.45m)

UPVC double glazed window to the rear. Radiator. Access to loft space. Access to large eaves storage space - 26'9 x 19'10 (8.15m x 6.05m) - boarded with light.

#### **Bedroom Four**

13' x 11' min (3.96m x 3.35m min)

UPVC double glazed window to the side. Radiator. Doors to: eaves storage room - 13' x 6'10 (3.96m x 2.08m)

### **Family Shower Room**

Obscured UPVC double glazed window to the side. Towel radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with mains shower and door enclosing, wash hand basin and w/c. Built-in cupboards. Mirror with shaving point and light. Vinyl flooring and inset ceiling spotlights. Extractor fan.

### **EXTERNALLY**

#### **To The Front**

Gate and path to the front door with large storm porch and entrance light. Areas laid to lawn with well stocked borders with a variety of plants and shrubs. Paths leading to gated pedestrian access to both sides leading to the rear. Driveway providing off road parking for several vehicles. All enclosed by walling.

#### **To The Rear**

Enclosed rear garden comprising paved patio area to the immediate rear, area laid to lawn with well stocked borders with a variety of plants and shrubs. External tap and light. All enclosed by fencing,

#### **Double Garage**

19'0 x 16'7 (5.79m x 5.05m)

Two up and over doors to the front. Window to the side. Power and lighting. Eaves storage. Door to the:

#### **Workshop**

19'0 x 9'6 (5.79m x 2.90m)

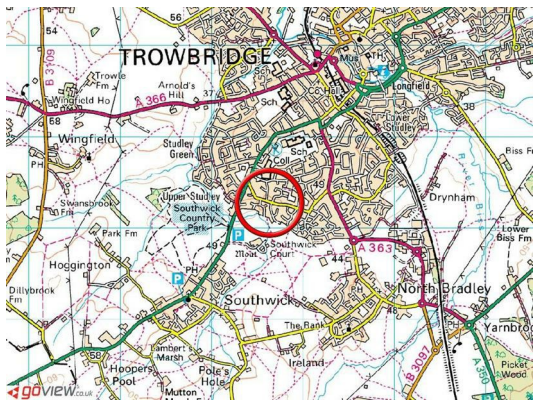
Window to the rear. Door to the side. Power and lighting. Wall and base mounted units and work tops.



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



Total area: approx. 257.1 sq. metres (2767.7 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.