



69 Yeoman Way

Trowbridge BA14 0QP

A well presented modern semi-detached family home situated in a small cul de sac close to schools, town centre, railway station & cinema/restaurant complex. The spacious interior arranged over three floors boasts cloakroom, two reception rooms, kitchen, three good sized bedrooms, family bathroom, refitted en-suite shower room, uPVC double glazing and gas central heating system. Additional features include enclosed south-west facing garden with private aspect, garage and driveway providing off road parking. Viewing is highly recommended - No Chain.

Offers Over £270,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Mat-well. UPVC double glazed window to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Wood effect flooring. Doors off and into: garage.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Wash hand basin with tiled splash-backs and w/c with dual push flush. Tiled flooring. Fuse box.

Kitchen

11'1" x 10'1" max (3.38 x 3.07 max)
UPVC double glazed window to the rear. Radiator. Range of modern wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Tiled flooring and inset ceiling spotlights. Opening to the:

Dining Room

9'4" x 8'3" (2.84 x 2.51)
Double glazed sliding patio doors to the rear. Radiator. Wood effect flooring.



FIRST FLOOR

Landing

UPVC double glazed windows to the front and side. Radiator. Stairs to the second floor. Door to bedroom two. Smoke alarm. Double doors to the:

Living Room

16'4" x 12'9" (4.98 x 3.89 (4.97 x 3.88))
Two UPVC double glazed windows to the rear. Two radiators. Television point. Wood effect flooring.

Bedroom Two

10'4" x 10'3" (3.15 x 3.12)
UPVC double glazed window to the front. Radiator. Television point.

SECOND FLOOR

Landing

UPVC double glazed window to the side. Radiator. Smoke alarm. Doors off and into: airing cupboard with shelving.

Bedroom One

12'7" x 11'5" (3.84 x 3.48)
UPVC double glazed window to the front. Radiator. Large built-in double wardrobe. Television and telephone points. Door to the:

Refitted En Suite Shower Room

Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with rain-fall shower over, additional shower attachment and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wall mounted cabinets - one mirrored. Shaving

point and extractor fan. Tiled flooring and inset ceiling spotlights.

Bedroom Three

11'5" x 10'0" MAX (3.48 x 3.05 MAX)
Double glazed Velux window to the rear. Radiator. Access to loft space.

Bathroom

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wall mounted cabinet. Extractor fan. Tiled flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to loose stone chippings. Driveway providing off road parking. Gated side pedestrian access. Gas and electric meters.

To The Rear

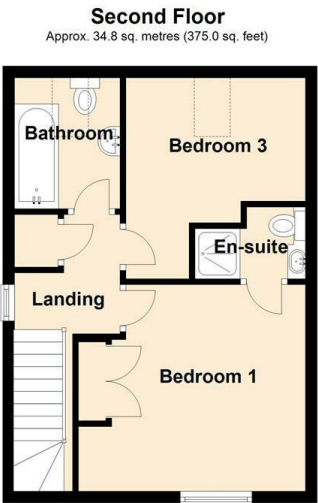
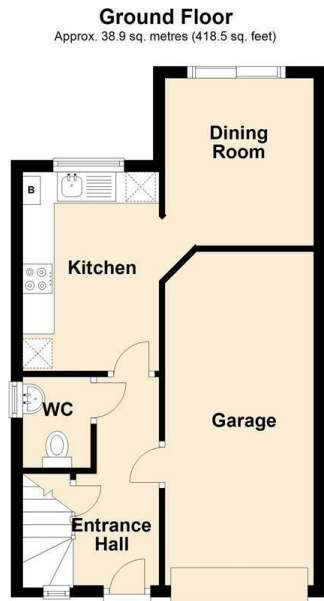
Enclosed low maintenance south-west facing garden with private aspect comprising paved areas, area laid to decking and mixed borders with a variety of plants and shrubs. Outside tap. All enclosed by fencing.

Garage

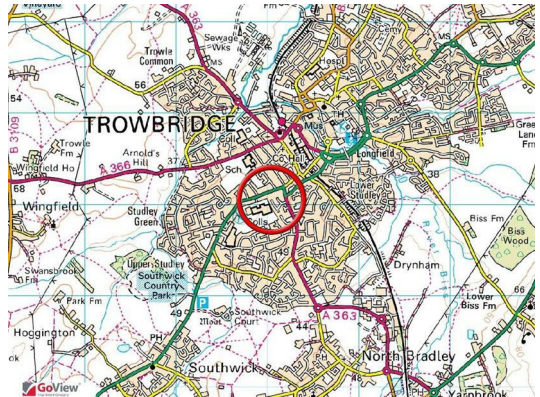
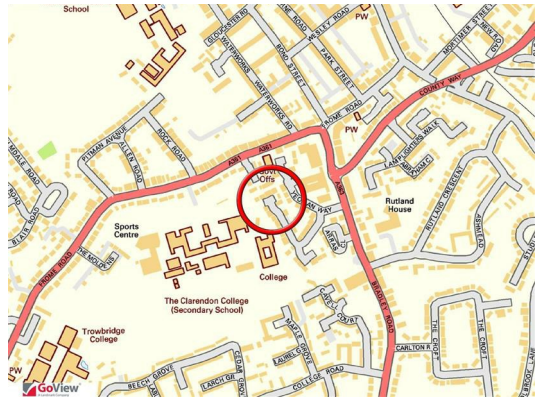
18'10" x 9'0" (5.74 x 2.74)
Up and over door to the front. Power and lighting.



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



Total area: approx. 108.6 sq. metres (1168.6 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.