



36 St. Thomas Road

Trowbridge BA14 8SQ

An extended and updated four bedroom detached family home situated on a well regarded road close to the town centre, shops and primary schools. The property is situated on a large plot boasting south facing gardens, gated driveway for several vehicles, garage/utility and store/workshop. Immaculate accommodation comprises entrance hall, 24ft lounge/dining room, study, refitted kitchen/breakfast room, refitted ground floor wet-room, refitted en suite shower room and refitted four-piece family bathroom. Viewing is highly recommended. Offers considered.

Guide Price £500,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite door to the front. Velux roof light. Radiator. Stairs to the first floor with small cupboard under. Wood effect flooring and inset ceiling spotlight. Modern wooden doors off and into:

Lounge/Dining Room

24'1 x 11'2 (7.34m x 3.40m)
UPVC double glazed window to the front and UPVC double glazed French doors to the rear. Two radiators. Wood effect flooring and coved ceiling. Television point. Modern wooden door to the:

Study

9'0 x 7'4 (2.74m x 2.24m)
UPVC double glazed French doors to the rear. Radiator. Wood flooring. Modern wooden door to the garage.

Refitted Kitchen/Breakfast Room

17'7 x 10'3 (5.36m x 3.12m)
UPVC double glazed window to the rear and Velux roof light. Extensive range of modern shaker style wall, base, drawer and larder units with metro tiled splash-backs and work tops. Ceramic one and a half bowl sink drainer unit with mixer tap. Space for range cooker with stainless steel splash-back and extractor hood over. Integrated microwave and dishwasher. Space for American style fridge freezer. Breakfast bar. Wood effect tiled flooring and inset ceiling spotlights. Under-stairs storage cupboard and additional low level storage cupboard with matching doors. UPVC double glazed door to the side.



Refitted Wet-Room

Obscured UPVC double glazed window to the front. Radiator. White suite with fully tiled surrounds comprising walk-in shower enclosure with mains shower and glass screen enclosing, pedestal wash hand basin and w/c. Vinyl flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Inset ceiling spotlights. Modern wooden doors off and into:

Bedroom One

11'10 x 11'1 (3.61m x 3.38m)
UPVC double glazed window to the front. Radiator. Television point. Inset ceiling spotlights. Modern wooden door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising large shower cubicle with mains power shower over and door enclosing, wash hand basin with cupboard under and w/c. Tiled flooring. Door to over-stairs storage cupboard.

Bedroom Two

12'0 x 8'4 (3.66m x 2.54m)
UPVC double glazed window to the front. Radiator. Television point.

Bedroom Three

11'7 x 8'6 max (3.53m x 2.59m max)
UPVC double glazed window to the rear. Radiator.

Bedroom Four

11'0 x 8'7 max (3.35m x 2.62m max)
UPVC double glazed window to the rear. Radiator.

Refitted Family Bath & Shower Room

Two obscured UPVC double glazed windows to the rear. Chrome towel radiator. Four piece white suite with fully tiled surrounds comprising panelled bath, large shower cubicle with electric shower over and door enclosing, pedestal wash hand basin and w/c. Tiled flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Double five bar gates leading to tarmac driveway providing off road parking for several vehicles. Outside lights. Gated side pedestrian access to the rear.

To The Rear

Good sized south facing garden comprising large paved patio to the immediate rear with raised bed, raised area laid to lawn with mixed borders and railings enclosing, gate leading to large decked area with mixed borders. Outside lights. All enclosed by fencing.

Garage/Utility

16'3 x 9'0 (4.95m x 2.74m)
UPVC double glazed window to the side. Up and over door to the front. Selection of wall and base mounted units with wash hand basin inset. Plumbing for washing machine. Space for dryer. Wall mounted boiler.

Store/Workshop

24' x 6' max (7.32m x 1.83m max)
Timber construction with doors to the front and rear. Power and lighting.



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



Total area: approx. 160.4 sq. metres (1726.5 sq. feet)



KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.

