



KINGSTONS



83 The Down

Trowbridge BA14 7NH

A four bedroom detached bungalow with vast accommodation, situated just off the town centre close to well-regarded primary school, supermarket and K&A canal. Accommodation comprises entrance porch and hallway, three reception rooms, two kitchens, utility room, two en suites, bathroom and two attic rooms. External features include enclosed rear garden, detached double garage and gated driveway for several vehicles. ****NO CHAIN - SOLD AS SEEN****

Asking Price £400,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed window and door to the front. UPVC double glazed window to the side. Radiator. Door to the study. UPVC double glazed door to the:

Hallway

Two radiators. Access to loft space. Doors off and into: storage cupboard.

Cloakroom

Obscured internal window to the front. Wash hand basin and w/c.

Living Room

19'8 x 10'5 (5.99m x 3.18m)
UPVC double glazed window to the side. Radiator. Double glazed sliding patio doors to the:

Sun Room

20'0 x 10'5 (6.10m x 3.18m)
UPVC double glazed and brick construction with French doors to the side. Two radiators.

Kitchen

12'5 x 12'2 (3.78m x 3.71m)
UPVC double glazed window to the front. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Cooker point. Doorway to the:

Utility Room

12'7 x 5'8 (3.84m x 1.73m)
UPVC double glazed windows to the front and side. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Plumbing for washing machine. Wall mounted boiler. Door to stairs leading to the first floor and two attic rooms.

Study

13'11 x 12'4 max (4.24m x 3.76m max)
UPVC double glazed window to the side.
Radiator. Built-in desk. Door to bedroom two.
Door to:

Kitchen 2

11'10 x 7'10 (3.61m x 2.39m)
UPVC double glazed windows to the front and side. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Cooker point. Plumbing for washing machine. Wall mounted boiler. Obscured UPVC double glazed window to the front.

Bedroom One

15'5 x 10'9 (4.70m x 3.28m)
UPVC double glazed window to the side.
Radiator. Built-in wardrobes. Door to the:

En Suite 1

UPVC double glazed window to the rear.
Radiator. Four piece suite comprising large hot-tub/spa, walk-in shower cubicle, wash hand basin with cupboard under and w/c.

Bedroom Two

14'1 x 10'0 (4.29m x 3.05m)
UPVC double glazed windows to the front and side. Radiator. Built-in wardrobes. Access to loft space. Door to:

En Suite 2

UPVC double glazed window to the side.
Chrome towel radiator. Three piece suite comprising walk-in shower cubicle, wash hand basin with cupboard under and w/c. Obscured UPVC double glazed door to the rear.

Bedroom Three

12'6 x 11'4 (3.81m x 3.45m)
UPVC double glazed window to the side.
Radiator.

Bedroom Four

12'5 x 11'0 (3.78m x 3.35m)
UPVC double glazed window to the rear.
Radiator.

Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece suite comprising panelled bath, pedestal wash hand basin and w/c.

FIRST FLOOR

Attic Room

16'7 x 14'1 max (5.05m x 4.29m max)
Double glazed Velux windows to the front and rear. Radiator. Television and telephone points. Three access points to eaves storage areas. Access to:

Large Eaves Storage

19'7 x 14'7 (5.97m x 4.45m)

EXTERNALLY

To The Front

Double five-bar gates enclosing block paved driveway for several vehicles. Mixed borders with a variety of plants, trees and shrubs. Outside lights.

To The Rear

Enclosed rear garden comprising paved patio area, areas laid to loose stone chippings, area laid to lawn and a variety of plants, trees and shrubs. Brick built shed. All enclosed by walling.

Double Garage

Folding doors to the front. Double glazed windows to the side and rear. Power and lighting. Eaves storage.

AGENTS NOTE:

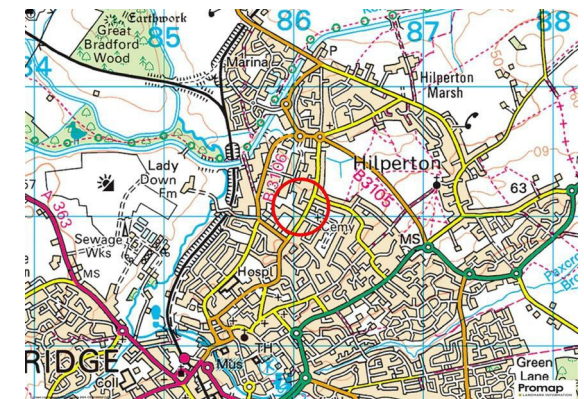
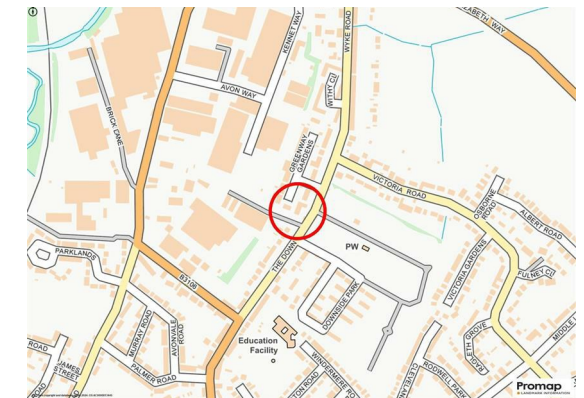
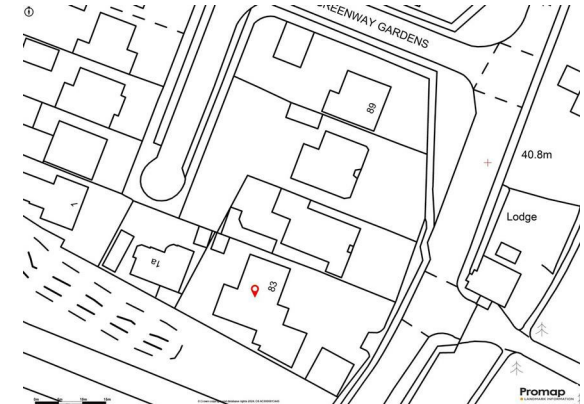
All services/appliances have not and will not be tested.



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



Total area: approx. 273.1 sq. metres (2939.6 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.