



14a Spring Meadows

Trowbridge BA14 0HD

A deceptively spacious detached family home, tucked away at the end of a cul-de-sac, in the popular Spring Meadows off the well regarded Silver Street Lane conveniently located near to college, shop, schools and Southwick Country Park. The well presented interior features entrance hall, cloakroom, two reception rooms, conservatory, kitchen/diner, utility room, four good sized bedrooms, two en-suites, family bathroom and built-in wardrobes providing plenty of storage. Additional features include UPVC double glazing, gas central heating system, FREEHOLD solar panels, private west facing landscaped gardens, EV charging point, garage and driveway providing off road parking for several vehicles. Viewing is highly recommended as properties within this area always prove popular.

Offers Over £375,000





ACCOMMODATION

All measurement are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Mat-well with coir matting. Radiator. Stairs to the first floor with small cupboard under. Wood effect flooring and coving. Smoke alarm. Telephone point. Thermostat. Modern oak doors off and into:

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin and w/c. Wood effect flooring. Extractor fan.

Living Room

19'3 x 11'10 (5.87m x 3.61m)
UPVC double glazed window to the front. Two radiators. Attractive feature wood burner with granite hearth. Television point. Coving. Opening to the:

Dining Room

12'1 x 9'11 (3.68m x 3.02m)
Radiator. Coving. Modern glazed, oak double doors to the kitchen. Double glazed sliding patio doors to the:

Conservatory

9'7 x 9'6 (2.92m x 2.90m)
UPVC double glazed and brick construction with sliding patio doors to both sides. Wood effect flooring.

Kitchen/Diner

17'5 x 12'1 max (5.31m x 3.68m max)
UPVC double glazed window to the rear. Two radiators. Extensive range of wall, base, larder and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bow sink drainer unit with pull-down spray mixer tap. Built-in high level electric double oven. Built-in four-ring electric hob with extractor over. Plumbing for dishwasher. Space for fridge/freezer. Space for dining table. Wood effect LVT flooring and inset ceiling spotlights. Modern oak door to the:

Utility Room

5'10 x 5'5 (1.78m x 1.65m)

UPVC double glazed door to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Wood effect LVT flooring.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard housing Mega Flow hot water tank and shelving.

Bedroom One

13'10 x 10'2 (4.22m x 3.10m)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes. Television point. Panelled door to the:

En Suite Bath & Shower Room

Obscured UPVC double glazed window to the front. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, large double shower cubicle with mains shower over and bi-fold doors enclosing, wash hand basin with cupboards and drawers under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

Bedroom Two

13'2 x 8'11 (4.01m x 2.72m)

UPVC double glazed window to the front. Radiator. Built-in triple wardrobe. Television point. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and bi-fold doors enclosing, wash hand basin with cupboard under and w/c. Vinyl flooring and inset ceiling spotlights. Shaving point and extractor fan.

Bedroom Three

11'4 x 10'0 (3.45m x 3.05m)

UPVC double glazed window to the rear. Radiator. Television point.

Bedroom Four

9'11 x 9'3 max (3.02m x 2.82m max)

UPVC double glazed window the front. Radiator. Television point.

Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

EXTERNALLY

To The Front & Side

Storm porch over front door with entrance light. Areas laid to lawn and well stocked borders with a variety of plants and shrubs. Tarmac driveway providing off road parking for several vehicles. Gated side pedestrian access leading side courtyard area light, space for bins, small shed; and large shed with doors to the front and rear leading into rear garden.

To The Rear

Enclosed, west facing landscaped garden with private aspect comprising flagstone patio area across the rear of the property, area laid to lawn, ground level and raised borders with a variety of plants, tree and shrubs. External power point, light and tap. Storage area to side. All enclosed by fencing.

Garage

16'8 x 8'3 (5.08m x 2.51m)

Electric roller door to the front. Power and lighting. Wall mounted modern Baxi boiler. EV charging point.

Solar Panels:

The solar panels are freehold. i-Boost will divert excess solar generated electricity to heat domestic hot water.



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




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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.

