



5 Runnymede Gardens

Trowbridge BA14 0FN

A fantastic opportunity to purchase a beautifully presented, four bedroom detached family home, situated within a small non estate cul-de-sac on the North Bradley side of town close to primary school, college and Spitfire retail park. Finished to a high specification, this recently decorated, executive style property is positioned on a large corner plot boasting great potential to extend (subject to P.P) and parking for several vehicles. The accommodation comprises large entrance hall, two reception rooms, dining/garden room, kitchen/breakfast room, utility room, family bathroom, en-suite shower room and four good sized bedrooms. Additional features BT Fibre Broadband (300mbps), UPVC double glazing, gas central heating system, detached double garage, driveway and large wrap around gardens. Viewing is highly recommended.

Guide Price £475,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured double glazed composite door to the front. UPVC double glazed windows to the front and side. Radiator. Stairs to the first floor with storage cupboard under. Smoke alarm. Telephone point. Fuse box. Wood effect flooring. Oak doors off and into: cloak cupboard with shelving, coat hooks and light.

Cloakroom

Radiator. Corner wash hand basin with mixer tap and w/c. Wood effect flooring. Extractor fan.

Family Room

10'9" x 9'10" (3.30 x 3.02)

UPVC double glazed window to the front. Radiator. Wood effect flooring. Telephone point.

Living Room

22'0" x 12'9" (6.72 x 3.89)

UPVC double glazed bay window to the front. Two radiators. Television and telephone points. Heating controls. Oak framed glass panelled door to the:

Garden/Dining Room

14'9" x 8'0" (4.51 x 2.46)

UPVC double glazed French doors to the rear garden. UPVC double glazed windows to the rear and side. Vaulted tinted glass roof. Radiator. Tiled flooring and wall lights. Television point. Open plan to the:

Kitchen/Breakfast Room

15'5" x 11'7" (4.72 x 3.55)

UPVC double glazed window to the rear. Radiator. Extensive range of modern shaker style wall, base and drawer units with wood effect work surfaces, upstands and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in Neff five-ring gas hob with glass splash-back and stainless steel extractor hood over. Built-in Neff stainless steel high level double oven. Integrated dishwasher and fridge/freezer. Breakfast island with drinks fridge under (remaining). Tiled flooring and inset ceiling spotlight. High level television point. Oak door to the:



Utility Room

8'0" x 5'3" (2.46 x 1.62)

Part double glazed door to the side. Radiator. Modern shaker style larder and base mounted units with wood effect work surfaces and up stands. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wall mounted Ideal boiler and central heating controls. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Oak rail balustrade. Oak doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Bedroom One

12'9" x 10'10" (3.89 x 3.31)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes with oak double doors enclosing. Television and telephone points. Heating controls. Oak door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white Villroy & Boch suite with part tiled surrounds comprising large shower cubicle with mains shower rain-fall shower over, additional show attachment and door enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights.

Bedroom Two

11'7" x 10'10" (3.54 x 3.32)

UPVC double glazed window to the front. Radiator. Television and telephone points.

Bedroom Three

12'11" x 10'4" (3.94 x 3.15)

UPVC double glazed window to the front. Radiator. Television and telephone points.

Bedroom Four

9'8" x 7'1" (2.97 x 2.17)

UPVC double glazed window to the rear. Radiator. Television and telephone points.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white Villroy & Boch suite with part tiled surrounds comprising: panelled bath with mains rain-fall shower over and glass screen enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights. Oak door to linen cupboard with electric heater.

EXTERNALLY

To The Front

Path and steps to the front door with entrance light. Areas laid to lawn, slate borders and shrubs. Additional light. Gated side pedestrian access to the rear. Electric and gas meters. Double gates leading to side garden. Tarmac driveway providing off road parking for several vehicles.

To The Side

Areas laid to gravel and area laid to lawn leading to the rear garden. Space to the rear of the garage with covered storage and log store. Garden shed.

To The Rear

Good sized enclosed garden comprising paved area to the immediate rear, large area laid to lawn, large raised decked area, additional decked area and area laid to gravel. External tap and light. All enclosed by fencing.

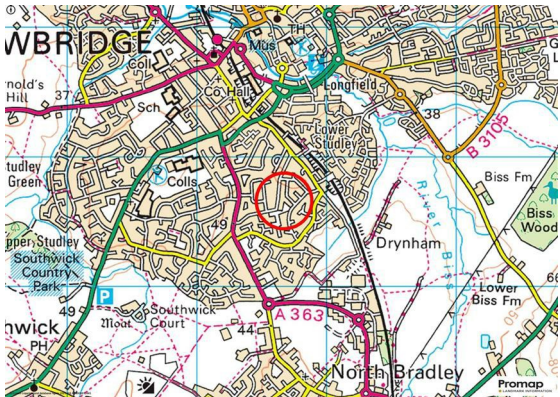
Double Garage

17'8" x 17'0" (5.40 x 5.20)

Two up and over doors to the front. Power and lighting. Eaves storage. Personal door to the side.



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




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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.