



79 Chantry Gardens Southwick Trowbridge BA14 9QS

A well-presented, extended and updated four/five bedroom semi-detached family home situated within the well regarded village of Southwick close to country pub, primary school and country park. The spacious interior boasts entrance hall, living room with fireplace, family room, large office/5th bedroom, large refitted kitchen/dining room with AEG integrated appliances and bi-fold doors into gardens, refitted cloakroom, refitted en suite shower room, refitted family bathroom, replacement UPVC double glazing and gas central heating with combi boiler. External features include block paved driveway, good sized low maintenance gardens with south-westerly aspect. Viewing highly recommend.

Offers Over £335,000





AGENTS NOTE:

These are historical images of the property.

ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor. Wood effect flooring and coving. Smoke alarm. Part glazed door to the:

Family Room

17'5" x 9'1" (5.31 x 2.77)

Radiator. Door to the downstairs cupboard. Opening to the kitchen. Door to the cloakroom. Opening to the:

Living Room

14'4" x 11'4" (4.37 x 3.45)

UPVC double glazed window to the front. Radiator. Modern feature fire. Television point. Door to the:

Office/Bedroom 5

18'7" x 9'2" (5.66 x 2.79)

UPVC double glazed windows to the front and side. Radiator. Television point. Inset ceiling spotlights.

Refitted Kitchen/Dining Room

24'2" x 9'0" (7.37 x 2.74)

Two UPVC double glazed windows to the rear. Double glazed Velux window. Radiator. Extensive range of wall, base, drawer and larder units with tiled splash-backs and granite work surfaces. Inset stainless steel one and a half bowl sink unit with mixer tap and engraved drainer into worktop. Built-in high level stainless steel AEG double oven. Built-in four-ring AEG induction hob and extractor hood over. Integrated microwave, drinks fridge, dishwasher and washing machine. Space for American style fridge/freezer. Breakfast bar. Tiled flooring and inset ceiling spotlights. Space for dining table. Television point. UPVC double glazed bi-fold doors to the gardens.

Refitted Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with enclosed cistern a dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

Doors off and into: airing cupboard housing combi boiler. Access to boarded loft space with ladder and light. Smoke alarm. Door to:

Inner Hallway

Doors off to bedroom three and bedroom one.

Bedroom One

17'4" x 8'9" (5.28 x 2.67)

UPVC double glazed window to the front. Radiator. Television point. Access to loft space. Inset ceiling spotlights. Door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower enclosure with mains shower over and glass screen enclosing, 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.

Bedroom Two

11'0" x 10'6" max (3.35 x 3.20 max)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

10'8" x 9'0" (3.25 x 2.74)

UPVC double glazed window to the front. Radiator.

Bedroom Four

8'3" x 6'9" (2.51 x 2.06)

UPVC double glazed window to the front. Radiator. Coving.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, 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

Storm porch over front door with entrance light. Block paved driveway providing off road parking. Gated pedestrian access to the garden.

To The Rear & Side

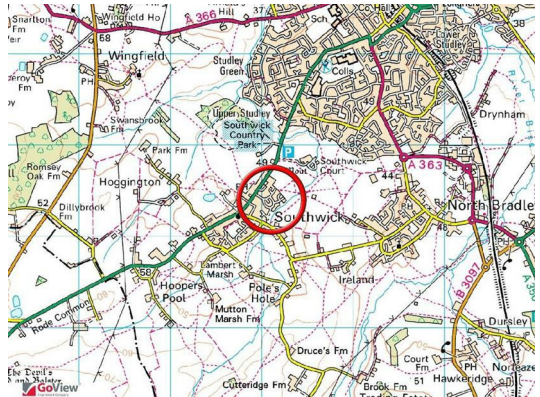
Enclosed low maintenance landscaped gardens with south-westerly aspect comprising large paved patio area, areas laid to loose stone chippings and paved pathway leading to large garden shed and storage area. Outside tap. All enclosed by fencing and walling.



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



Total area: approx. 142.9 sq. metres (1537.7 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.