



## 39 Speedwell Close

Trowbridge BA14 0YA

A well presented four bedroom family home located in a private cul de sac on the popular Holbrook Park development area close to fields, parkland walk, primary school and town centre. Viewing highly recommended. Accommodation comprises entrance hall, cloakroom, 18ft x 11ft living/dining room, modern kitchen/diner, cloakroom and family bathroom. Benefits include UPVC double glazing, gas central heating, west facing gardens with private aspect, garage and block paved driveway providing off road parking for three vehicles. Offered for sale with no onward chain.

**Guide Price £300,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to the front. Radiator. Wood effect flooring and coved ceiling. Stairs to the first floor with cupboard under. Doors off. Archway into:

### Living/Dining Room

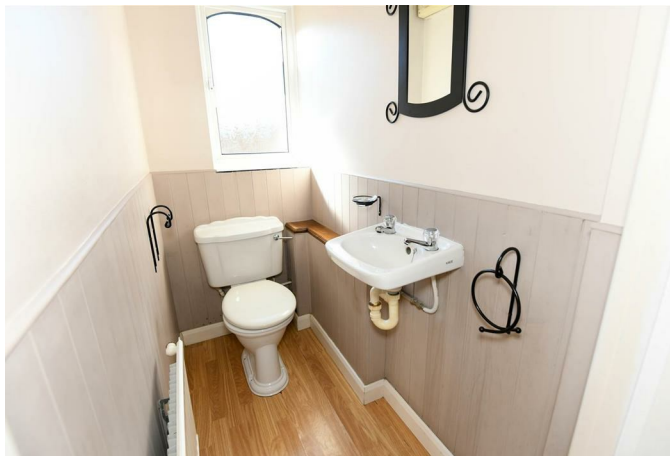
18'7" x 10'11" (5.66 x 3.33)

UPVC double glazed bay window and window to the front. Two radiators. Feature fireplace with gas fire. Television point. Dado rail and coved ceiling.

### Kitchen/Diner

18'7" x 7'10" (5.66 x 2.39)

UPVC double glazed window and door to the rear. UPVC double glazed French doors to the rear. Radiator. Range of modern shaker style wall, base and larder units with tiled surrounds and rolled top work surfaces. Ceramic sink drainer unit with mixer tap. Range cooker with stainless steel splash-back and extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Space for table. Tiled flooring and coved ceiling. Cupboard housing gas central heating boiler.



### **Cloakroom**

Obscured UPVC double glazed window to the side. Radiator. Wash hand basin and w/c. Wood effect flooring, part panelled walls and coved ceiling.

### **FIRST FLOOR**

#### **Landing**

Radiator. Access to loft space. Smoke alarm. Doors off and into airing cupboard housing hot water tank.

#### **Bedroom One**

10'11" x 10'2" max (3.35 x 3.12 max)

UPVC double glazed window to the front. Radiator. Coved ceiling.

#### **Bedroom Two**

10'11" x 8'0" max (3.35 x 2.46 max)

UPVC double glazed window to the front. Radiator. Coved ceiling.

#### **Bedroom Three**

9'0" x 8'1" (2.74 x 2.46)

UPVC double glazed window to the rear. Radiator. Coved ceiling.

#### **Bedroom Four**

9'4" x 7'2" (2.84 x 2.18)

UPVC double glazed window to the rear. Radiator. Coved ceiling.

#### **Family Bathroom**

Obscured UPVC double glazed window

to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c. Wood flooring. Extractor fan. Shaving point and light.

### **EXTERNALLY**

#### **To The Front**

Pathway leading to the front door. Area laid to lawn with a variety of plants, trees and shrubs.

#### **To The Rear**

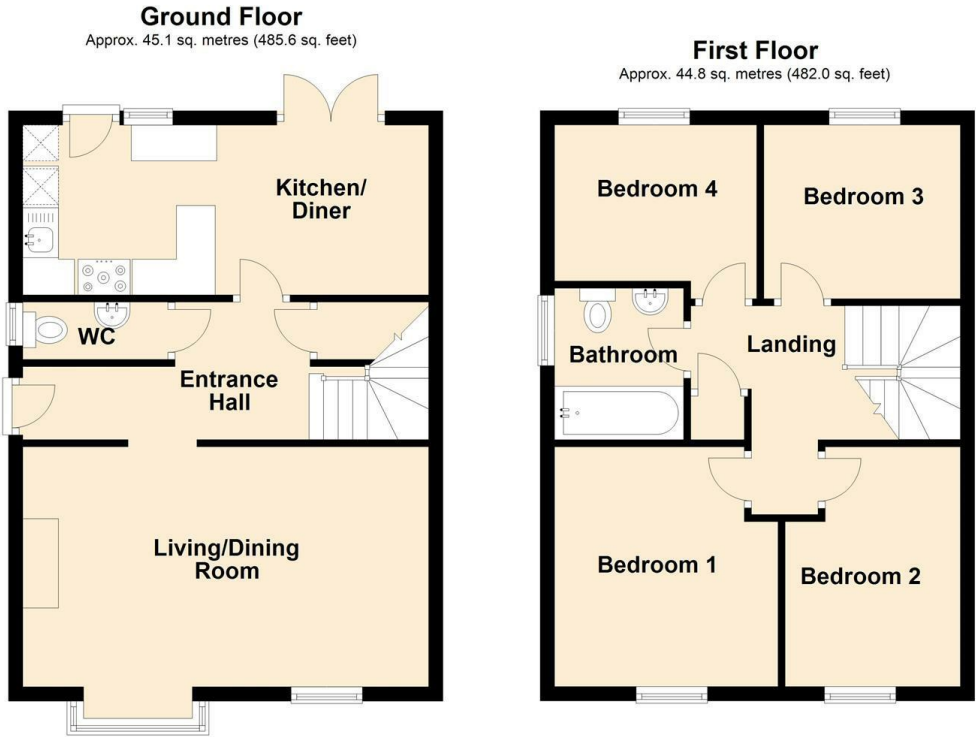
Enclosed west facing garden with private aspect comprising patio area to the immediate rear and area laid to lawn with tree. Enclosed by fencing with gated side pedestrian access.

#### **Garage & Parking**

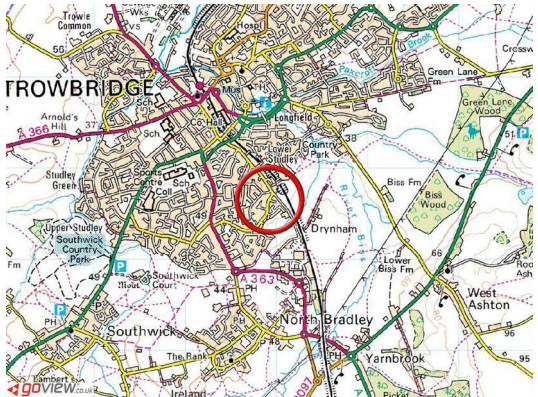
Up and over door to the front. Eaves storage. Power and lighting. Block paved double driveway to the front and additional parking space to the side, providing off road parking.



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



Total area: approx. 89.9 sq. metres (967.5 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.