



## 4 Church Fields

Trowbridge BA14 0EJ

A fantastic opportunity to purchase a large, extended three bedroom family home situated in a small cul-de-sac close to Southwick Country Park on the Frome Road side of town, close to college, schools, shop and garden centre. The deceptively spacious accommodation boasts large modern kitchen/dining room, living room with wood burner, snug, conservatory, hobby room, workshop, utility/cloakroom, & large family bathroom. External features include good sized south-east facing garden with private aspect and parking for up to three vehicles. Viewing is highly recommended.

**Offers Over £300,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Obscured UPVC double glazed window and door to the front. UPVC double glazed window to the side. Tiled flooring. Central heating boiler and expansion tank. Space for coats and shoes. Obscured UPVC double glazed double doors to the:

### Entrance Hall

Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Herringbone wood effect flooring. Telephone point. Central heating controls. Doorways off and into:

### Kitchen/Dining Room

18'4" x 12'2" (5.60 x 3.72)

Radiator. Extensive range of modern shaker style wall, base and drawer units with marble effect work tops and up-stands. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel Bosch electric double oven. Built-in four-ring Electrolux electric hob with glass splash-back and stainless steel Smeg extractor hood over. Integrated Smeg dishwasher. American style fridge/freezer remaining. Space for dining table. Herringbone wood effect flooring. Opening to the:

### Living Room

17'4" x 11'10" (5.30 x 3.62)

UPVC double glazed window and French doors to the rear. Radiator. Feature fireplace with modern wood burner, wood mantle and tiled hearth. Television point. Wood flooring. Steps up to:

### Snug

11'9" x 8'2" (3.60 x 2.49)

Radiator. Herringbone wood effect flooring. Internal window and door to the hobby room. UPVC double glazed window and door to the:

### **Conservatory**

8'4" x 8'0" (2.55 x 2.45)

UPVC double glazed construction with door to the side. Herringbone wood effect flooring.

### **Hobby Room**

8'2" x 11'2" (2.50 x 3.41)

Radiator. Wood effect flooring. Door to the:

### **Workshop**

9'3" x 8'6" (2.82 x 2.60)

Obscured UPVC double glazed sliding patio doors to the front. Wood effect flooring. Work bench. Power and lighting.

### **Utility Room**

9'7" x 8'2" max (2.94 x 2.49 max)

UPVC double glazed window to the front. Radiator. Modern shaker style base mounted units with wood effect work tops and upstands. Circular stainless steel sink with mixer tap. Plumbing for washing machine. Space for dryer. Herringbone wood effect flooring. Door to the:

### **Cloakroom**

Obscured UPVC double glazed window to the front. Wash hand basin and w/c. Herringbone wood effect flooring.

## **FIRST FLOOR**

### **Landing**

Access to part boarded loft space. Double doors to linen cupboard with shelving. Doors off and into:

### **Bedroom One**

12'7" x 10'9" (3.84 x 3.28)

UPVC double glazed window to the rear. Radiator. Wardrobes remaining.

### **Bedroom Two**

10'9" x 7'4" (3.30 x 2.24)

UPVC double glazed window to the rear. Radiator. Built-in wardrobe.

### **Bedroom Three**

10'9" x 6'7" (3.28 x 2.02)

UPVC double glazed window to the front. Radiator. Built-in over-stairs cupboard.

### **Family Bathroom**

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part aqua-board surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring and inset ceiling spotlights. Extractor fan.

## **EXTERNALLY**

### **To The Front**

Sensor light. Gravel area with mixed border. Driveway providing off road parking for two-three vehicles. Screen for bins. Outside tap.

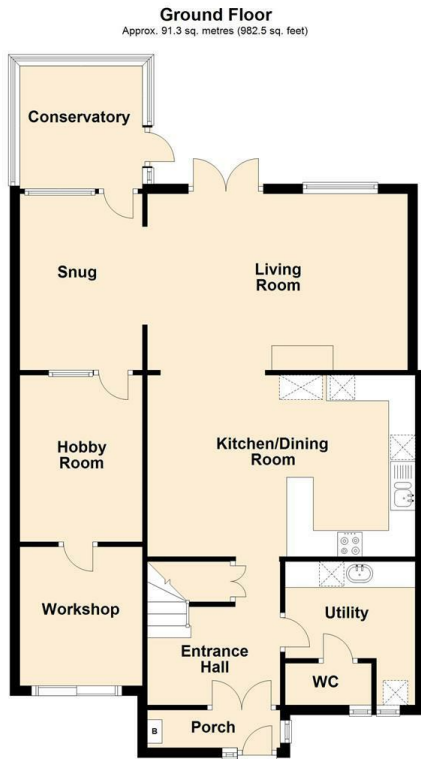
### **To The Rear**

Enclosed south-east facing garden with private aspect comprising block paved patio area to the immediate rear with pergola, area laid to lawn, paved area, gravel area and mixed borders with a variety of plants, trees and shrubs. Garden shed. All enclosed by fencing.

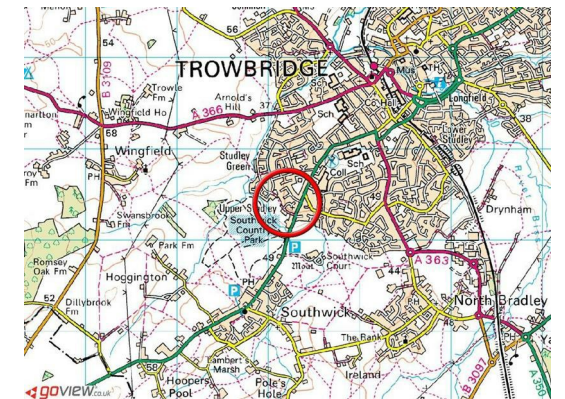
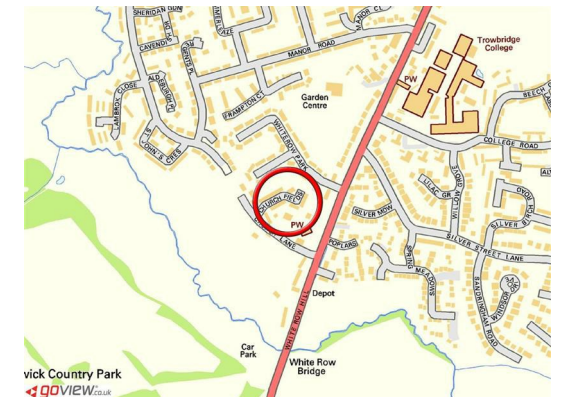
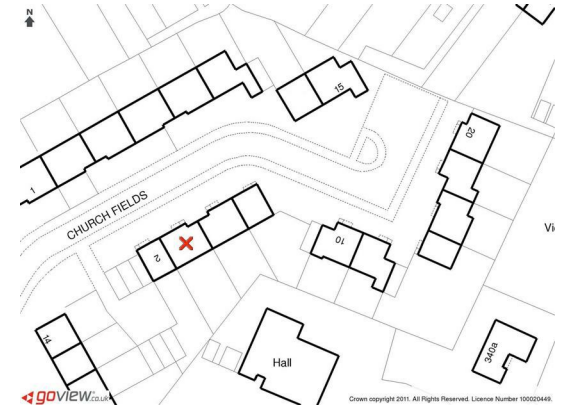




Tenure **Freehold**  
 Council Tax Band **C**  
 EPC Rating



Total area: approx. 128.0 sq. metres (1377.6 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.