



## 25 Burnett Road Trowbridge BA14 0QA

A fantastic opportunity to purchase a newly refurbished three semi-detached house, situated near to the well regarded Holbrook primary school, White Horse Business park, town centre and railway station. This well presented family home comprises entrance hall, living room, refitted kitchen/breakfast room, dining room, three bedrooms and refitted family bathroom. Features include UPVC double glazing, gas central heating system with newly installed Worcester boiler, enclosed established gardens, garage and driveway providing off road parking for several vehicles. Viewing is highly recommended.

**Offers Over £280,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor. Smoke alarm. Wood effect flooring and panelling. Cupboard housing fuse box and electric meter. Door to the:

### Living Room

14'8 x 10'5 (4.47m x 3.18m)  
UPVC double glazed windows to the front. Vertical radiator. Television and telephone points. Display alcoves with lighting. Panelling and inset ceiling spotlights. Door to the:

### Refitted Kitchen/Breakfast Room

14'11 x 8'8 (4.55m x 2.64m)  
Two UPVC double glazed windows to the rear. Vertical radiator. Range of modern wall, base, larder and drawer units with tiled splash-backs and rolled top work surfaces. Ceramic Belfast sink with mixer tap. Built-in high level stainless steel electric double oven. Built-in four-ring electric hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Door to under stairs cupboard. Wood effect flooring and inset ceiling spotlights. Doorway to the:



### **Dining Room**

11'0" x 6'10" (3.35m x 2.08m)  
UPVC double glazed window and door to the rear. Radiator. Wood effect flooring. Door to the side passage.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the side. Radiator. Access to loft space housing newly installed Worcester combi boiler. Smoke alarm. Panelling. Doors off and into:

#### **Bedroom One**

12'11" x 9'4" (3.94m x 2.84m)  
UPVC double glazed window to the front. Radiator. Built-in triple wardrobe. Door to cupboard.

#### **Bedroom Two**

9'0" x 8'8" (2.74m x 2.64m)  
UPVC double glazed window to the rear. Radiator.

#### **Bedroom Three**

8'11" x 6'0" (2.72m x 1.83m)  
UPVC double glazed window to the front. Radiator. Feature panelling.

#### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece suite with tiled surrounds comprising panelled bath with rain-fall

shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled effect vinyl flooring.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door. Block paved and concrete driveway providing off road parking for several vehicles. Batten constructed bin store. Enclosed by batten fencing.

#### **To The Rear**

Good sized enclosed garden comprising crazy paved patio area to the immediate rear, area laid to lawn, and mixed borders with a variety of plants, trees and shrubs. Garden shed. Enclosed by closed board and batten fencing.

#### **Side Passage**

Obscured UPVC double glazed door to the front. Door to the dining room. Sliding door to the:

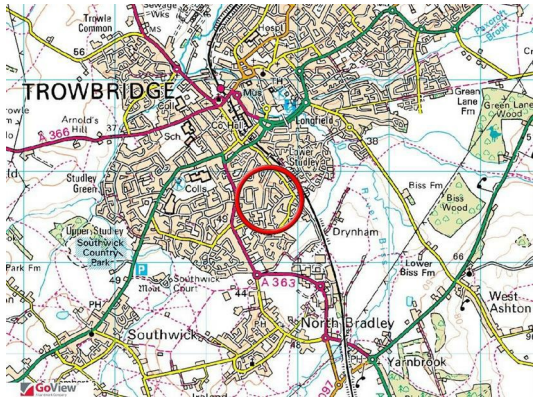
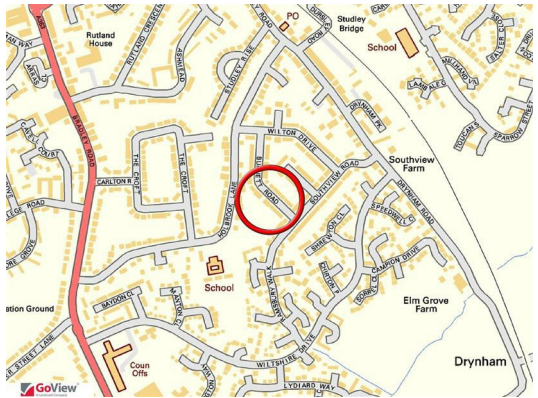
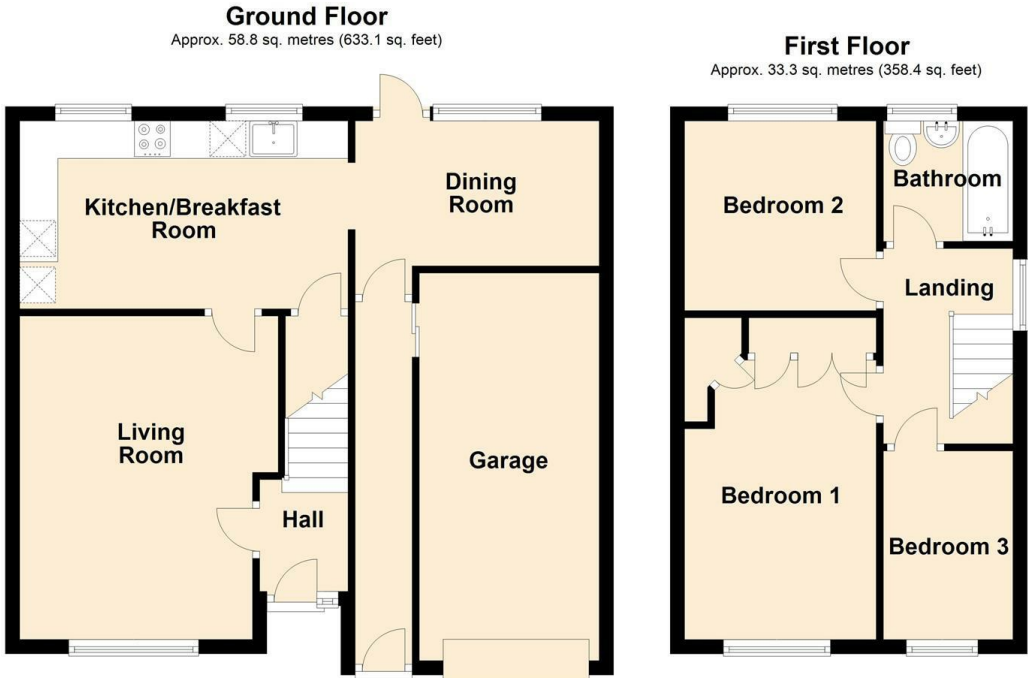
#### **Garage**

17'9" x 8'7" (5.41 x 2.62)  
Up and over door to the front. Power and lighting.





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



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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.