3 Ayrton Close

Trowbridge BA14 0FX

A modern two bedroom semi-detached house tucked away in a block paved courtyard close primary and secondary schools, college, shop and Southwick Country park. Finished to a very high specification and neutrally decorated throughout and comprising entrance hall, cloakroom, kitchen/dining room with French doors onto garden, open plan to kitchen, two double bedrooms and bathroom. Features include high ceilings, alarm system, gas central heating with under-floor heating to the ground floor, UPVC double glazing, good sized south-facing garden with private aspect and block paved driveway for three vehicles. Viewing highly recommended.

Guide Price £250,000

ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. UPVC double glazed window to the front. Stairs to the first floor. Wood effect flooring with under-floor heating. Heating controls. Oak doors off and into:

Open Plan Lounge/Dining Room & Kitchen

21'9" x 13'1" (6.65 x 4.00)

Lounge/Dining Area

UPVC double glazed windows and French doors to the rear. Television point. Wood effect flooring with under-floor heating. Inset ceiling spotlights.

Kitchen Area

Range of modern wall and base units with contrasting work tops and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel fan assisted electric oven and four-ring gas hob with glass splash-backs and extractor hood over. Space for integrated dishwasher, washing machine and fridge/freezer - White goods may be available by separate negotiation. Wood effect flooring with under-floor heating. Inset ceiling spotlights. Smoke alarm. Oak door to under stairs storage cupboard.

Cloakroom
Obscured UPVC double glazed window to the front. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Extractor fan, Wall mounted Ideal combi boiler. Wood effect flooring with under-floor heating and inset ceiling spotlights. Carbon monoxide alarm.

FIRST FLOOR

Landing
Access to loft space. Built-in high level cupboards. Oak doors off and into: Storage cupboard with hanging rail.

Bedroom One
13'0" x 9'4" (3.97 x 2.86)
UPVC double glazed French doors to the rear with fitted blinds and Juliet balcony. Radiator. Inset ceiling spotlights.

Bedroom Two
13'1" x 9'2" max (4.00 x 2.80 max)
UPVC double glazed window to the front with fitted blinds. Radiator. Inset ceiling spotlights. Oak door to built-in cupboard with handing rail and shelving.

Bathroom
Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising shower end 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 flooring and inset ceiling spotlights. Extractor fan.

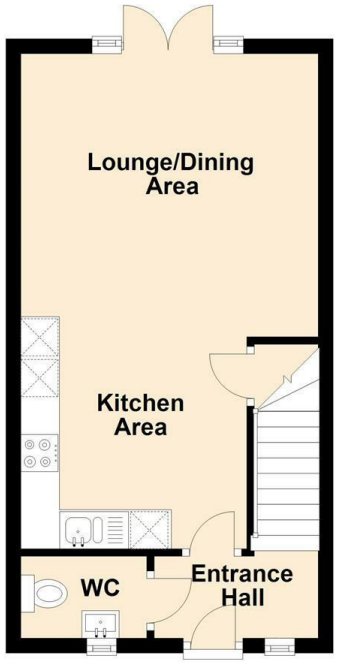
EXTERNALLY

To The Front & Side
Storm porch over front door with inset lighting. Block paved driveway to the side providing off road parking for three vehicles. Gated pedestrian access to the rear garden.

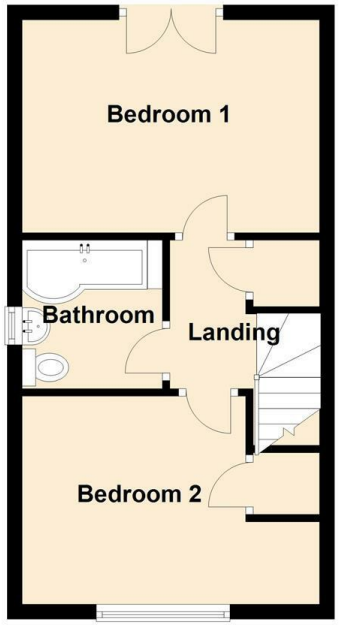
To The Rear
Good sized south facing landscaped garden with private aspect comprising decked area to the immediate rear, area laid to lawn, gravel border and mixed border with a variety of plants and shrubs. Summer house. Lighting. All enclosed by fencing.

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

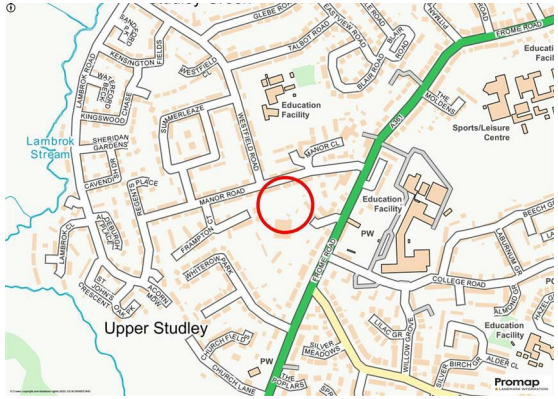
Ground Floor
Approx. 31.4 sq. metres (337.7 sq. feet)

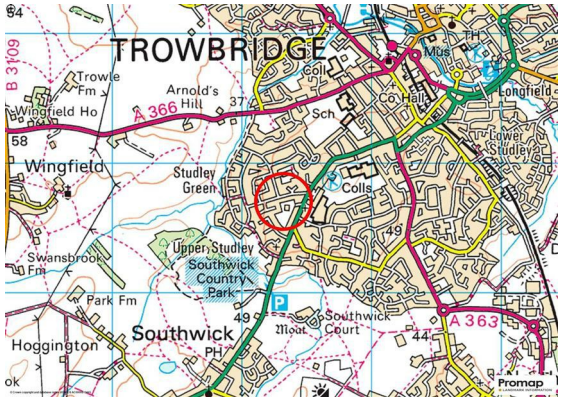


First Floor
Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 62.8 sq. metres (675.5 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.