

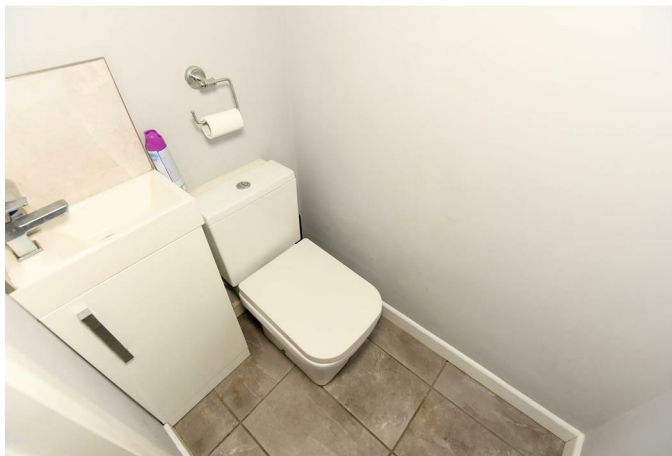


79a Chantry Gardens

Southwick Trowbridge BA14 9QS

A fantastic opportunity to purchase a three bedroom detached property built in 2019, situated in a popular area within the well regarded village of Southwick close to popular primary school, family pub and Southwick Country park. Accommodation comprising entrance hall, kitchen/breakfast room, lounge/dining room, cloakroom, three good sized bedrooms and family bathroom. Benefits include UPVC double glazing, gas central heating, block paved driveway for two vehicles and enclosed, low maintenance garden. Offered for sale with no onward chain - viewing recommended.

Guide Price £299,950



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. UPVC double glazed window to the front. Radiator. Tiled flooring. Stairs to the first floor with small storage cupboard under. Modern wood doors off and into:

Kitchen/Breakfast Room

11'2 x 11'1 (3.40m x 3.38m)

UPVC double glazed window to the front. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and wood work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four ring gas hob with stainless steel splash-back and contemporary extractor over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Space for table. Cupboard housing combi boiler. Tiled flooring and inset ceiling spotlights. Smoke and carbon monoxide alarms.

Lounge/Dining Room

18'4 x 12'10 (5.59m x 3.91m)

UPVC double glazed window and French doors to the rear. Radiator. Television and telephone points.

Cloakroom

Modern two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Extractor fan. Fuse box.

FIRST FLOOR

Landing

Obscured UPVC double glazed window to the side. Radiator. Smoke alarm. Access to loft space. Modern wood doors off and into:

Bedroom One

12'8 x 9'10 (3.86m x 3.00m)
UPVC double glazed window to the rear. Radiator. High level television point.

Bedroom Two

11'4 x 8'10 (3.45m x 2.69m)
UPVC double glazed window to the front. Radiator. High level television point.

Bedroom Three

10'11 x 8'3 max (3.33m x 2.51m max)
UPVC double glazed window to the rear. Radiator. High level television point.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Modern three piece white suite with part tiled surrounds comprising shower end panelled bath with mains shower over 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

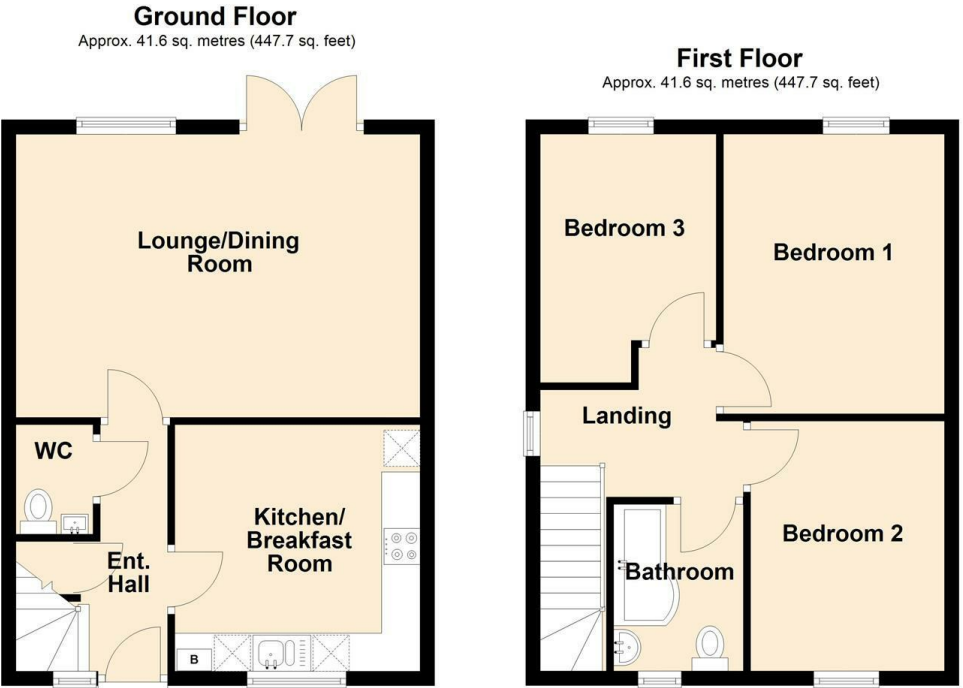
Storm porch over front door with entrance light. Block paved driveway for two vehicles. Gas meter. Paved path leading to gated side pedestrian access.

To The Rear

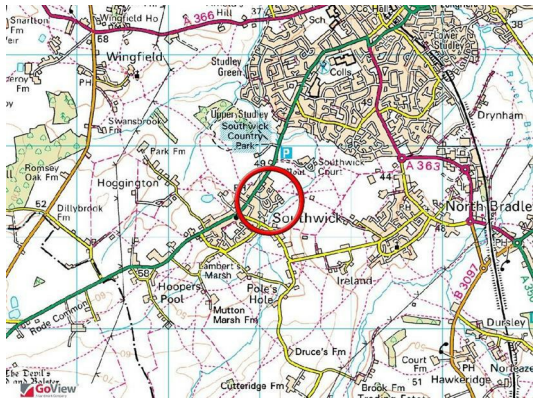
Enclosed low maintenance garden comprising large paved patio area to the immediate rear, area laid to loose stone chippings and additional paved patio area. Sensor light. Paved pathway leading to the front. Electric meter. All enclosed by fencing.



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



Total area: approx. 83.2 sq. metres (895.3 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.