



42 Green Lane

Trowbridge BA14 7DE

A fantastic opportunity to purchase a good sized three bedroom family home situated within the highly regarded Green Lane development close to popular school, shops and parkland/riverside walks. Accommodation features include living room with feature fireplace, refitted kitchen/dining room with patio doors onto garden, cloakroom, utility, office and refitted family bathroom. Benefits include UPVC double glazing, gas central heating, double driveway and good sized enclosed gardens with private aspect. Viewing is highly recommended.

Offers Over £300,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Wood effect flooring, dado rail and coving. Panelled doors off and into:

Living Room

13'2" x 12'9" (4.02 x 3.90)

UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantle and marble effect surrounds and gas point. Television point. Coving. Smoke alarm. Opening to the:

Dining Area

9'5" x 8'9" (2.88 x 2.68)

UPVC double glazed windows and French doors to the rear. Radiator. Coving. Open plan to:

Updated Kitchen

10'3" x 10'7" (3.14 x 3.24)

UPVC double glazed window to the rear. Range of wall, base and drawer units with tiled surrounds and wood effect rolled top work surfaces. Ceramic one and a half bowl single sink drainer unit with mixer tap. Space for electric cooker with stainless steel extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. UPVC double glazed door to the side. Ceramic tiled flooring and coving. Panelled door to the entrance hall.



Utility

7'2" x 4'9" (2.19 x 1.45)

UPVC double glazed window to the side. Plumbing for washing machine. Space a vent for dryer. Rolled top work surfaces. Extractor fan. Storage/cloak recess. Vinyl flooring. Fuse box and electric meter. Panelled doors off and into:

Cloakroom

Electric heater. Wash hand basin with tiled splash-backs and w/c. Vanity mirror, shaving point and light. Vinyl flooring.

Office

6'7" x 6'5" (2.02 x 1.98)

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

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Smoke alarm. Dado rail and coving. Access to loft space housing boiler. Panelled doors off and into: airing cupboard housing hot water tank, shelving and heating controls.

Bedroom One

13'0" x 11'1" (3.98 x 3.40)

UPVC double glazed window to the front. Radiator. Built-in double wardrobes.

Bedroom Two

9'9" x 8'9" (2.98 x 2.68)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobes. Coved ceiling.

Bedroom Three

8'5" x 6'5" (2.58 x 1.98)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with aqua-board surrounds comprising shower end panelled bath with electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights. Shaving point.

EXTERNALLY

To The Front

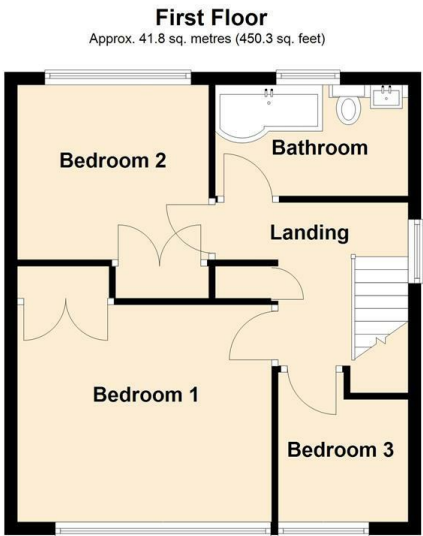
Storm porch over front door. Driveway providing plenty of off road parking. Area laid to loose stone chippings with a variety of plants and shrubs. Gated side pedestrian access.

To The Rear

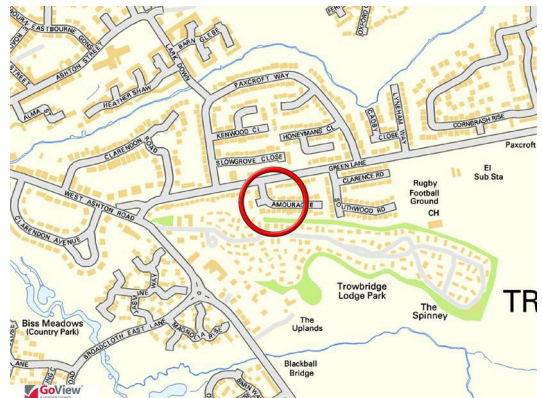
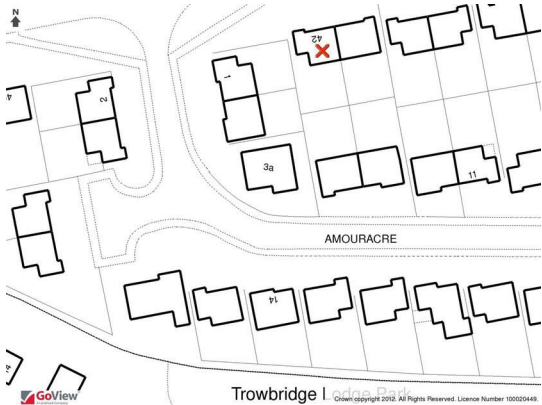
Good sized enclosed south facing garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, area laid to loose stone chippings and well stocked borders with a variety of plants and shrubs. Garden shed. External tap and light. Enclosed by hedgerow and fencing.



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



Total area: approx. 95.2 sq. metres (1024.6 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.