




KINGSTONS

32 Kings Gardens

Trowbridge BA14 7NX

A fantastic opportunity to purchase an updated and extended semi-detached bungalow situated on a good sized corner plot, in a cul-de-sac location within the well regarded Hilperton Marsh area near to the K&A canal, shop and primary schools. The spacious interior comprises living room, family room, office, refitted kitchen/utility room, refitted cloakroom, two double bedrooms, refitted shower room, uPVC double glazing and gas central heating with Vaillant combi boiler. External features include large, private south-west facing gardens and block paved driveway providing parking for several vehicles. Viewing highly recommended.

Offers Over £325,000





ACCOMMODATION

All measurements are approximate

Hallway

UPVC double glazed window to the front. Electric radiator. Smoke alarm. Access to loft space housing Vaillant combi boiler - fitted 2015 Wood effect flooring. Doors off and into:

Refitted Kitchen

8'6 x 8'5 (2.59m x 2.57m)

UPVC double glazed window to the front. Range of modern wall, base and drawer units with granite effect work surfaces and up-stands. Stainless steel one and a half bowl sink drainer unit with pull down spray mixer tap. Built-in four-ring gas hob with glass splash-back and extractor over. Plumbing for dishwasher. Wood effect flooring. Carbon monoxide and smoke alarms. Opening to the:

Utility Room

9'11 x 5'2 (3.02m x 1.57m)

UPVC double glazed windows to the front and side. Radiator. Built-in high level electric stainless steel double oven. Space for fridge/freezer. Plumbing for washing machine. UPVC double glazed door to the side. Wood effect flooring. Door to the:

Cloakroom

Chrome towel radiator. Two piece white suite comprising wall hung wash hand basin and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights.

Living Room

16'2 x 10'7 (4.93m x 3.23m)
UPVC double glazed window to the side.
Internal window to the rear. Radiator. Wood effect flooring walkway and coving.
Television point. Glazed sliding doors to the:

Family Room

14'10 x 10'8 (4.52m x 3.25m)
UPVC double glazed windows and sliding patio doors to the rear. UPVC double glazed windows and French doors to the side.
Double glazed Velux window. Vaulted ceiling with exposed beams. Wood effect flooring and inset ceiling spotlights. Smoke alarm.
Sliding door to the:

Office

10'8 x 3'6 (3.25m x 1.07m)
Two UPVC double glazed windows to the side. Wood effect flooring and inset ceiling spotlights. Smoke alarm.

Bedroom One

11'8 x 10'2 (3.56m x 3.10m)
UPVC double glazed window to the rear.
Radiator. Range of built-in wardrobes.

Bedroom Two

13'6 x 12'5 (4.11m x 3.78m)
UPVC double glazed window to the front.
Radiator. Coving.

Refitted Shower Room

Obscured UPVC double glazed internal window to the side. Chrome towel radiator and electric fan heater. Three piece white suite with tiled surrounds comprising large shower cubicle with electric shower over and door enclosing, wash hand basin with

cupboards under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point. Extractor fan.

EXTERNALLY

To The Front

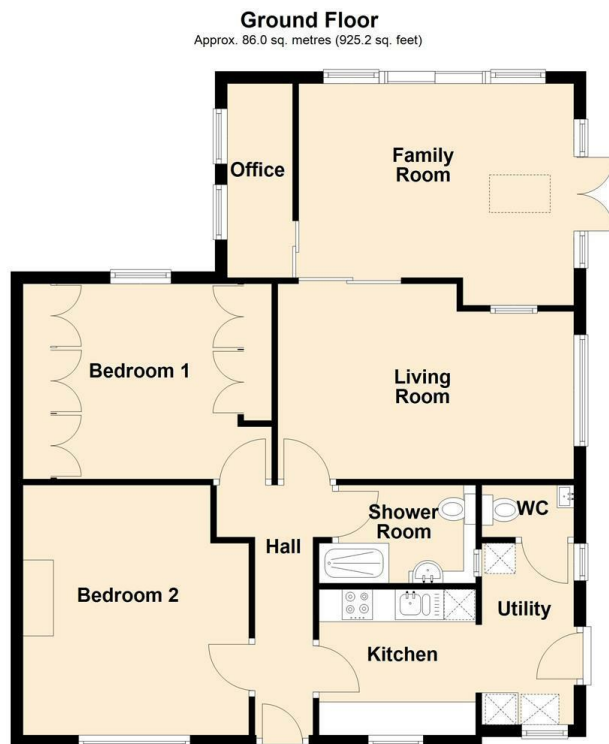
Entrance light. Well stocked border with a variety of plants and shrubs. Block paved driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

To The Rear & Side

Good sized enclosed, south-west facing corner plot garden with private aspect comprising paved patio area to the immediate rear, decked area to the side, two additional paved areas, areas laid to loose stone chippings, and well stocked established borders with a variety of plants, trees and shrubs. Two garden sheds (one with power and lighting) and poly tunnel. External tap and sensor light. All enclosed by fencing and hedgerow.



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




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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.

