



KINGSTONS



15 Azalea Drive

Trowbridge BA14 9GG

A well presented and chain free, three bedroom detached Redrow home situated within a small cul de sac development off the Wingfield Road, close to park, primary & secondary schools, railway station and town centre. Accommodation comprises entrance porch, living room open plan to dining with patio doors onto garden, kitchen, three good sized bedrooms, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, good sized, established garden with private aspect, garage and double driveway providing off road parking. Viewing highly recommended.

Offers Over £295,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Part obscured double glazed door to front. UPVC double glazed window to side. Radiator. Tiled flooring and coved ceiling. Panelled door to the:

Living Room

15'5" x 11'5" (4.72 x 3.50)

UPVC double glazed window to front. Radiator. Feature stone fireplace with living flame gas fire inset. Television and telephone points. Wood effect flooring and coved ceiling. Opening to the:

Dining Room

9'10" x 8'4" min (3.00 x 2.55 min)

UPVC double glazed sliding patio doors to the rear. Radiator. Stairs to first floor with small under stairs storage cupboard. Wood effect flooring and coved ceiling. Panelled door to the:

Kitchen

11'1" x 8'2" (3.40 x 2.50)

UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer units with tiled surrounds and marble effect work tops. One and a half bowl sink drainer unit with mixer tap. Built in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Cupboard housing fridge/freezer. Tiled flooring. Cupboard housing Ideal boiler. Central heating controls. Panelled door to utility cupboard. Obscured UPVC double glazed door to the rear.



FIRST FLOOR

Landing

Obscured UPVC double glazed window to side. Radiator. Access to part boarded loft space. Panelled doors off and into: storage cupboard and airing cupboard housing hot water tank and shelving.

Bedroom One

11'5" x 10'2" (3.50 x 3.10)

UPVC double glazed window to rear. Radiator. Two built-in double wardrobes with hanging rails and shelving. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising tiled shower cubicle with mains shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point. Extractor fan. Tiled flooring.

Bedroom Two

11'3" x 10'4" (3.44 x 3.15)

UPVC double glazed window to front. Radiator.

Bedroom Three

8'8" x 7'2" (2.65 x 2.20)

UPVC double glazed window to front. Radiator. Wood effect flooring.

Family Bathroom

Obscured UPVC double glazed window to rear. Chrome towel radiator. Three piece white suite with part tiled surrounds

comprising panelled bath with shower attachment and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point. Extractor fan. Tiled flooring.

EXTERNALLY

To The Front

Double driveway providing off road parking for two vehicles. Entrance light. Areas laid to loose stone chippings with a variety of established plants and shrubs. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed garden with private aspect comprising large paved patio area to the immediate rear, area laid to lawn, area laid to loose stone chippings and well stocked, established borders with a variety of plants, trees and shrubs. Garden shed. Storage area to side. Outside tap. All enclosed by fencing.

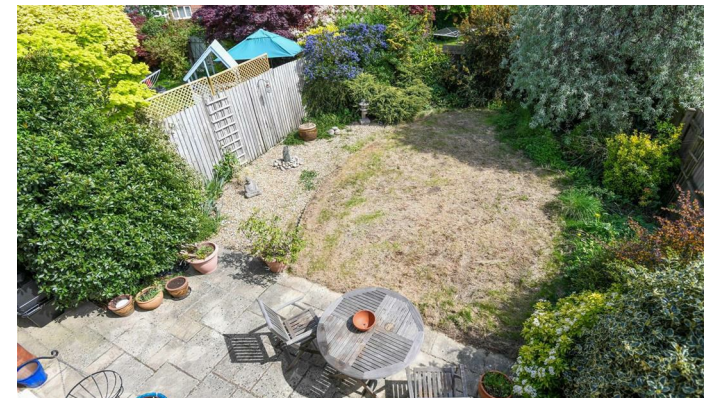
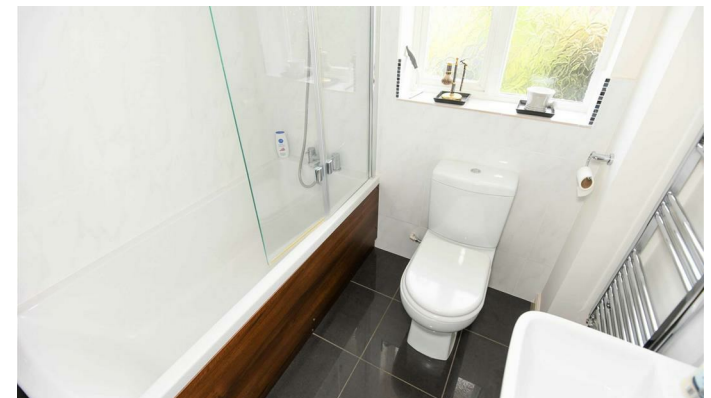
Garage

17'4" x 8'8" (5.30 x 2.65)

Up and over door to the front. Power and lighting.

AGENTS NOTE:

The property is being 'sold as seen' with all contents and chattels remaining.



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




KINGSTONS
Trowbridge Office
5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.

