

## 8 Walnut Grove

Trowbridge BA14 0HR

A beautifully presented, three bedroom end of terrace house, situated on a good sized plot within the highly regarded College Road development close to shop, gardens centre/café, schools and college. This spacious property is being offer for sale for the first time in over 40 years and boasts living room, uPVC conservatory with glass tinted roof, refitted kitchen/dining room, utility/store, family bathroom, separate cloakroom, UPVC double glazing and gas central heating. External features include parking space adjacent to the house and beautifully tended, westerly facing, low maintenance gardens with garden shed and workshop. Viewing is highly recommended.

**Guide Price £270,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the front. Stairs to the first floor. Wood effect flooring and coving. Panelled doors off and into:

### Living Room

17'10" x 12'4" (5.45 x 3.78)

UPVC double glazed window to the front. Radiator. Feature fireplace with wood surrounds and electric fire inset. Television and telephone points. Dado rail and coving. Thermostat. UPVC double glazed French doors to the:

### Conservatory

11'8" x 11'7" (3.58 x 3.55)

UPVC double glazed and brick construction with French doors to the side and tinted glass roof. Wood effect flooring.

### Refitted Kitchen/Diner

12'9" x 8'6" max (3.90 x 2.60 max)

UPVC double glazed windows to the front, side and rear. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and square edge work surfaces. Single sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in four-ring gas hob with extractor hood over. Plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Space for table. Wall mounted Viessmann combi boiler. Herringbone wood effect flooring and coving. High level cupboard housing fuse box. Obscured UPVC double glazed door the:

### Utility

6'0" x 4'11" (1.83 x 1.51)

Obscured UPVC double glazed door to the side. Space for appliance. Shelving. Door to large store cupboard with shelving. Herringbone wood effect flooring.

### FIRST FLOOR

#### Landing

UPVC double glazed window to the rear. Radiator. Access to boarded loft space. Smoke alarm. Panelled doors off and into:

#### Bedroom One

12'5" x 10'1" (3.80 x 3.08)

UPVC double glazed window to the front. Radiator. Coving.

#### Bedroom Two

11'7" x 9'6" (3.55 x 2.90)

UPVC double glazed window to the front. Radiator. Two built-in cupboards. Coving.

#### Bedroom Three

9'2" x 7'6" (2.80 x 2.30)

UPVC double glazed window to the rear. Radiator. Coving.

#### Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Two piece white suite with fully tiled surrounds comprising panelled bath with electric shower over and wash hand basin with cupboard under. Tiled flooring.

#### Separate W/C

Obscured UPVC double glazed window to the rear. White w/c with dual push flush. Wood effect flooring and dado rail.

### EXTERNALLY

#### To The Front

Gated and path to the front door with storm porch over and entrance light. Areas laid to loose stone chippings with a variety of plants and shrubs. Enclosed by walling and fencing. Gated side pedestrian access to the:

#### To The Side

Storm porch over utility door. Outside light. Gated side pedestrian access leading to gravel driveway providing off road parking. Opening to the:

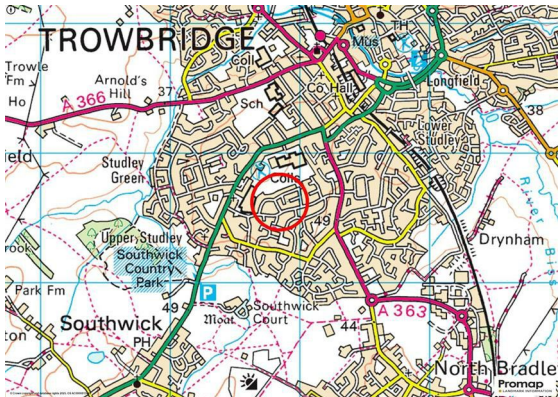
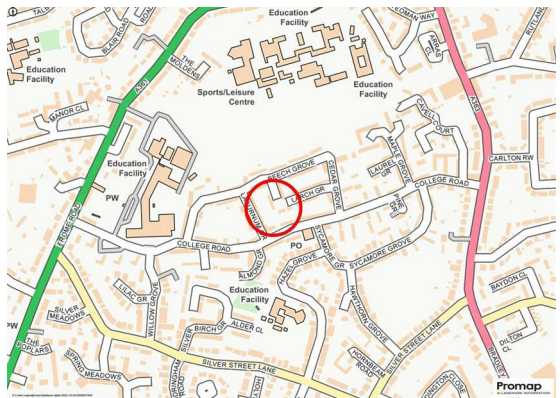
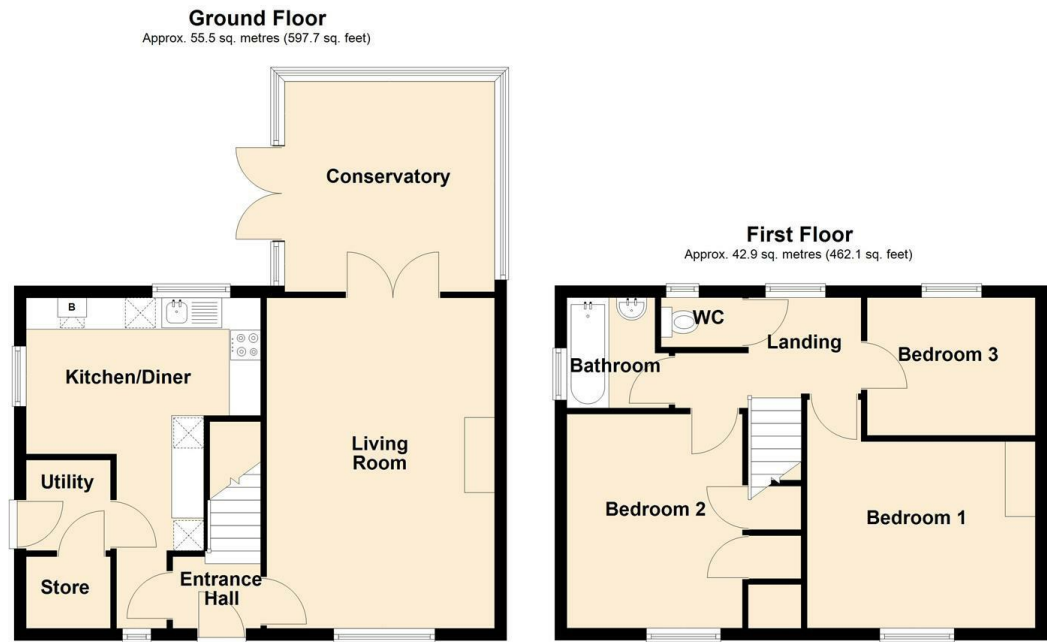
#### To The Rear

Beautifully tended, westerly facing, low maintenance gardens comprising large Indian sandstone patio area to the immediate rear, areas laid to loose stone chippings with trees, circular patio area, Indian sandstone pathways leading to additional patio area and raised bed with a variety of plants and shrubs. Garden shed. Workshop with power and lighting. External tap and lighting. All enclosed by fencing and walling.





Tenure **Freehold**  
Council Tax Band **B**  
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.