



  
**KINGSTONS**

## 8 Broadcloth Lane

Trowbridge BA14 7HE

A competitively priced, four bedroom detached house situated close to riverside walks, town centre, shops and open countryside. This spacious family home would benefit from a program of modernisation and features two reception rooms, conservatory, kitchen/breakfast room, utility room, cloakroom, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, good sized garden, FREEHOLD solar panels, garage/store and double driveway for two vehicles. Viewing highly recommended.

**Offers Over £340,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed composite door to the front. Mat-well. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Coving. Panelled doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with tiled surrounds comprising corner wash hand basin and w/c.

### Living Room

17'8 x 11'3 into bay (5.38m x 3.43m into bay)  
UPVC double glazed bay window to the front. Two radiators. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Television point. Coving. Glass panelled double doors to the:

### Dining Room

11'2 x 9'1 (3.40m x 2.77m)  
Panelled door to the hall. Radiator. Coving. Double glazed sliding patio doors to the:

### Conservatory

11'7" x 11'3" (3.54 x 3.44)  
UPVC double glazed and brick construction with French doors to the side. Ceiling light and fan.

### Kitchen

11'1 x 8'10 (3.38m x 2.69m)  
UPVC double glazed window to the rear. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in four-ring gas hob with extractor hood over, Built-in high level electric double oven. Plumbing for dishwasher. Panelled door to the utility room. Tiled flooring and coving. Open plan to:



### Breakfast Room

8'8" x 8'1" (2.65 x 2.48)

Radiator. Wood effect flooring and coving.  
Fuse box. Panelled door to the garage/store.

### Utility Room

6'6 x 6'0 (1.98m x 1.83m)

Obscured glazed door to the rear. Radiator.  
Wall and base mounted units with tiled splash-backs and rolled top work surfaces.  
Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine.  
Space for dryer. Wall mounted boiler. Extractor fan. Tiled flooring.

## FIRST FLOOR

### Landing

Radiator. Balustrade. Smoke alarm. Coving.  
Panelled doors off and into: airing cupboard housing hot water tank and shelving.

### Bedroom One

12'1 x 11'3 (3.68m x 3.43m)

UPVC double glazed window to the front.  
Radiator. Built-in run of floor to ceiling wardrobes. Coving. Panelled door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece suite with tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c. Extractor fan. Shaving light and point.

### Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

UPVC double glazed window to the rear.  
Radiator. Coving. Built-in double wardrobe and shelving unit. Access to part boarded loft space.

### Bedroom Three

10'11" x 8'11" (3.33m x 2.72m)

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

### Bedroom Four

9'1 x 8'6 (2.77m x 2.59m)

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

### Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite with tiled surrounds comprising panelled bath with electric Mira shower over, pedestal wash hand basin and w/c. Vinyl flooring. Extractor fan. Shaving light and point.

## EXTERNALLY

### To The Front

Storm porch over front door with entrance light. Good sized garden area with area laid to lawn and a variety of plants, trees and shrubs. Double driveway providing off road parking. Electric car charging point. Gated side access to covered storage area. Gated side pedestrian access to the rear garden.

### To The Rear

Good sized enclosed garden comprising paved patio area to the immediate rear, area laid to lawn and borders with a variety of plants, trees and shrubs. External tap. Enclosed by fencing.

### Garage/Store

8'6 x 7'7 (2.59m x 2.31m)

Up and over door to the front. Power and lighting. Work bench. Panelled door to the kitchen.

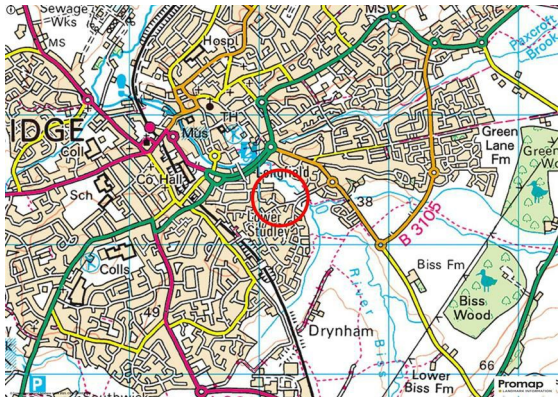
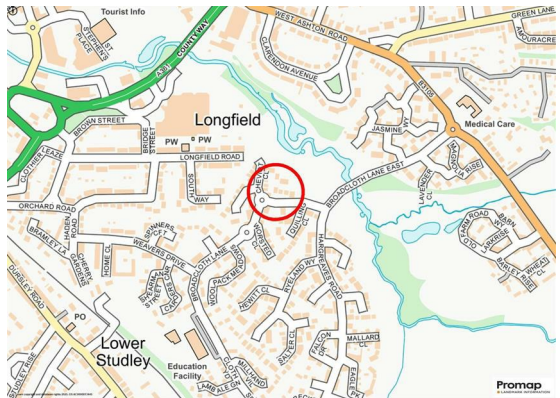
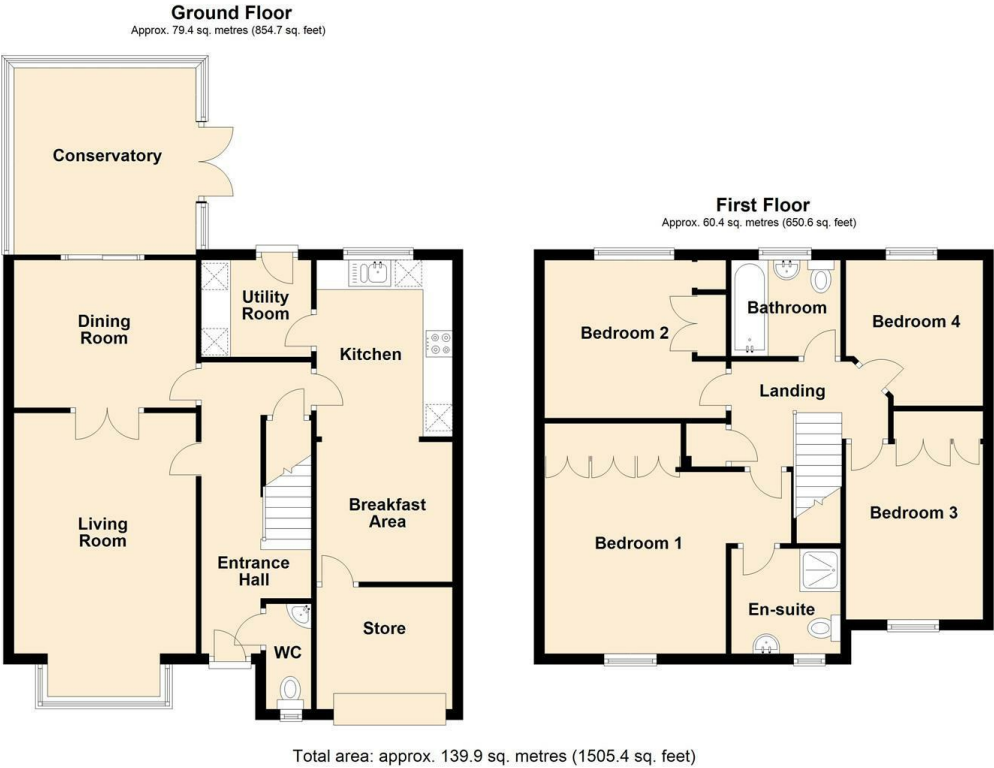
### SOLAR PV PANELS:

Freehold - This is a 2.9kW solar PV system. This receives an annual tariff payment of approximately £350.00 weather dependant. The system is linked to the EV Charger to maximise solar usage.





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



  
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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.