



## 17 Whiterow Park

Trowbridge BA14 0EG

A fantastic opportunity to purchase a deceptively spacious, four bedroom family home situated within the well regarded tree lined, Whiterow Park close to schools, college, shops and popular Southwick country park. The well-presented neutrally decorated interior comprises entrance hall, large living room, kitchen/dining room, porch/boot room, four bedrooms and modern family bathroom. Additional features include UPVC double glazing, gas central heating with Ideal combi boiler, parking for up to three vehicles and large well tended private gardens. Early viewing is recommended as interest in this property is predicted to be high.

**Offers Over £290,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the side. Obscured glazed leaded window to the front. Radiator. Stairs to the first floor. Part glazed door to the:

### Living Room

20'4" x 11'8" into bay (6.20 x 3.56 into bay)

UPVC double glazed bay window to the front with fitted blinds. Two radiators. Television point. Glazed double doors to the:

### Kitchen/Dining Room

15'2" x 13'3" (4.62 x 4.04)

UPVC double glazed windows to the rear and side. UPVC double glazed sliding patio doors to the rear. Radiator. Range off wall and base mounted units with metro tiled surrounds and contrasting rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Cooker point. Plumbing for washing machine. Two built-in cupboards. Space for dining table. Wood effect vinyl flooring. Opening to the:



### **Lobby**

Window to the side. Radiator. Wood effect vinyl flooring. Coat hanging space. Door to under stairs storage cupboard housing fuse box. Glazed door to the:

### **Side Porch/Boot Room**

14'2" x 6'7" (4.32 x 2.01)  
Timber frame and single glazed construction with poly-carb roof. Power and lighting. Tap. Paved flooring. Doors to the front and rear.

## **FIRST FLOOR**

### **Landing**

UPVC double glazed window to the side. Radiator. Access to loft space. Doors off and into: large airing cupboard housing Ideal combi boiler (fitted 2019) and shelving.

### **Bedroom One**

15'2" x 12'6" max (4.62 x 3.81 max)  
UPVC double glazed bay window to the front with fitted blinds. Radiator. Wardrobe recess. Built-in cupboard. Picture rail.

### **Bedroom Two**

12'7" x 7'8" (3.84 x 2.34)  
UPVC double glazed window to the rear. Radiator.

### **Bedroom Three**

11'7" x 6'0" max (3.53 x 1.83 max)  
UPVC double glazed window to the rear. Radiator. Wardrobe recess.

### **Bedroom Four**

6'10" x 6'9" (2.08 x 2.06)  
UPVC double glazed window to the side. Radiator.

### **Family Bathroom**

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c with enclosed cistern and dual push flush. Vinyl flooring. Shaving point and extractor fan.

## **EXTERNALLY**

### **To The Front**

Storm porch over front door with entrance light. Tarmac double driveway providing off road parking for up to 3 vehicles. Enclosed by fencing and hedgerow.

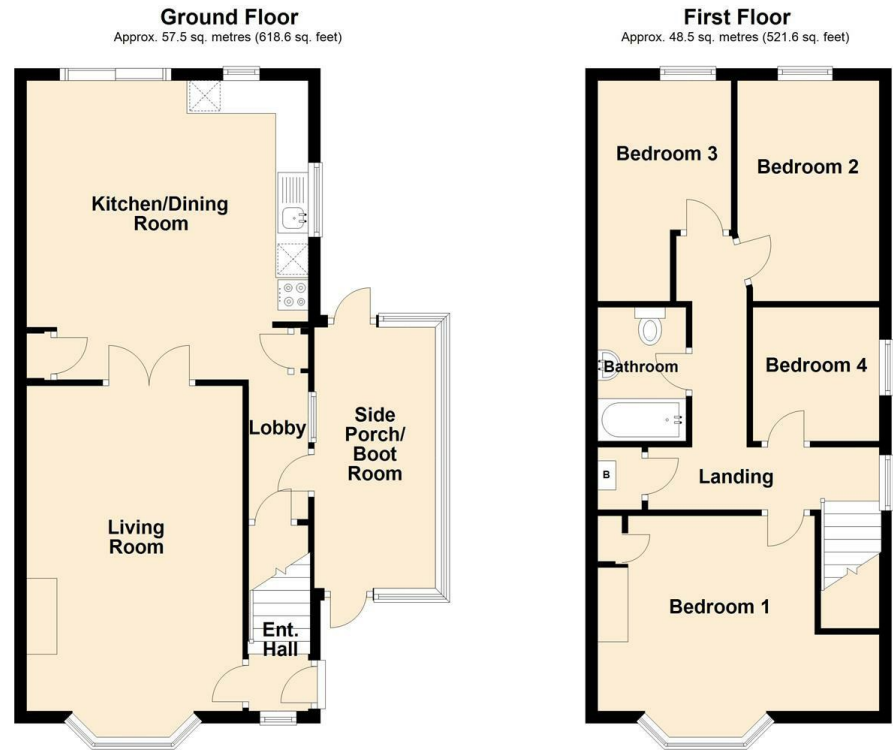
### **To The Rear**

Large enclosed, well tended garden with private aspect comprising large patio area to the immediate rear, large level area laid to lawn and a variety of plants, trees and shrubs. Large garden shed. Space for bins. All enclosed by fencing and walling.





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



Total area: approx. 105.9 sq. metres (1140.2 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.

