



## 25 Ramsbury Walk

Trowbridge BA14 0UU

A spacious and updated three double bedroom detached family home situated in a small cul de sac near to primary schools, bus route and retail park. Accommodation comprises entrance hall, cloakroom, living room, dining room, newly fitted kitchen, three double bedrooms with built-in wardrobes, newly fitted en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating system, driveway for several vehicles, detached garage and Good sized, well maintained, west facing garden with private aspect. Viewing is highly recommended.

**Guide Price £330,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Telephone point. Doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Wash hand basin and w/c. Tiled flooring.

### Living Room

13'9 x 12'5 (4.19m x 3.78m)

UPVC double glazed window to the rear. Two radiators. Feature fireplace with electric fire. Television point. Wall lights and coving. Ceiling light and fan. Glazed sliding doors to the:

### Dining Room

10'8 x 9'7 (3.25m x 2.92m)

UPVC double glazed French doors to the rear. Radiator. Coving. Thermostat.

### Newly Fitted Kitchen

12'0 x 9'7 (3.66m x 2.92m)

UPVC double glazed window to the front. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit. Gas cooker with extractor over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted Worcester boiler. Smoke alarm and carbon monoxide alarm. Wood effect flooring. Obscured UPVC double glazed door to the side.

## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Access to loft space. Smoke alarm. Doors off and into: airing cupboard housing hot water tank and shelving.

### Bedroom One

12'10 x 9'0 (3.91m x 2.74m)

UPVC double glazed bay window to the front. Radiator. Built-in double wardrobe with bi-fold doors enclosing. Telephone point. Door to the:

### Newly Fitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece suite with tiled surrounds comprising shower cubicle with electric shower over and bi-fold doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl flooring.

### Bedroom Two

11'10 x 9'9 max (3.61m x 2.97m max)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with bi-fold doors enclosing.

### Bedroom Three

10'7 x 9'9 (3.23m x 2.97m)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with bi-fold doors enclosing.

### Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece suite with tiled surrounds comprising

panelled bath, pedestal wash hand basin and w/c. Shaving point and light. Vinyl flooring. Built-in cupboard.

## EXTERNALLY

### To The Front & Side

Storm porch over front door. Areas laid to lawn and a variety of plants and shrubs. Driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

### To The Rear & Side

Good sized, well maintained, west facing garden with private aspect comprising areas laid to paving, areas laid to lawn and a variety of plants and shrubs. Outside tap and light. Paved storage area to side. All enclosed by fencing.

### Garage

17'5 x 8'4 (5.31m x 2.54m)

Up and over door to the front. Power and lighting. Eaves storage. Window to the side.







Total area: approx. 109.9 sq. metres (1182.7 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.

