



KINGSTONS

6 Cranmore Close

Trowbridge BA14 9BU

A well presented and updated four bedroom family home situated in the sought after Broadmead development close to the well regarded Walwayne Court school and within walking distance of shop, bus stop, town centre and train station. Accommodation comprises entrance hall, cloakroom, living room, modern kitchen/dining room with integrated appliances, conservatory and refitted shower room. Benefits include UPVC double glazing, gas fired warm air heating, westerly facing enclosed garden, garage and driveway for two vehicles. Early viewing recommended - vendor suited with no onward chain.

Guide Price £355,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the side. Stairs to the first floor. Wood effect flooring. Doors off and into: storage cupboard and cupboard housing gas fired warm air boiler.

Living Room

18'5 x 11'5 (5.61m x 3.48m)

UPVC double glazed windows to the front and side. Television point. Coving.

Refitted Kitchen/Dining Room

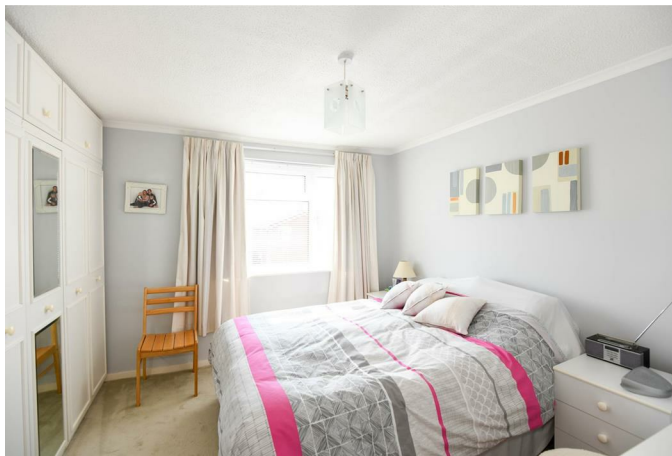
18'5 x 11'2 (5.61m x 3.40m)

Two UPVC double glazed windows to the rear. Extensive range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer units with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Integrated dishwasher and fridge/freezer. Breakfast bar. Space for dining table. Wood effect flooring to kitchen area. UPVC double glazed door to the:

Conservatory

10'0 x 9'0 (3.05m x 2.74m)

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



Cloakroom

Obscured UPVC double glazed window to the side. Wash hand basin with cupboard under and w/c. Wood effect flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Coving. Doors off and into:

Bedroom One

11'6 x 11'5 max (3.51m x 3.48m max)
UPVC double glazed window to the front.
Freestanding wardrobes remaining.
Coving.

Bedroom Two

11'6 x 8'6 (3.51m x 2.59m)
UPVC double glazed window to the rear.
Built-in wardrobes. Freestanding wardrobes remaining. Coving.

Bedroom Three

11'6 x 7'8 min (3.51m x 2.34m min)
UPVC double glazed window to the rear.
Built-in wardrobes. Coving.

Bedroom Four

11'5 x 6'8 min (3.48m x 2.03m min)
UPVC double glazed window to the front.
Coving.

Refitted Shower Room

Obscured high level UPVC double glazed window to the side. Chrome heated towel rail. Three piece white suite with part tiled

surrounds comprising large walk-in shower enclosure with electric shower over and glass screen enclosing, wash hand basin and w/c with enclosed cistern and push flush. Composite tiled flooring and inset ceiling spotlights. Wall mounted gas fired boiler providing domestic hot water,

EXTERNALLY

To The Front

Block paved driveway providing off road parking. Area laid to lawn with mixed borders.

To The Rear

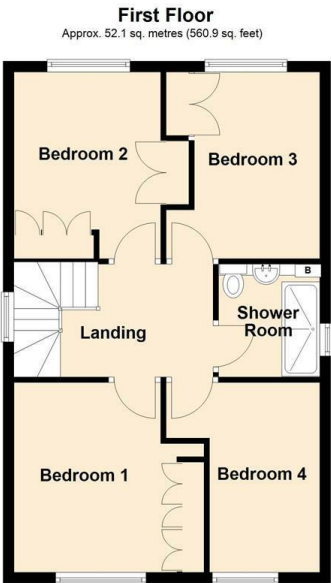
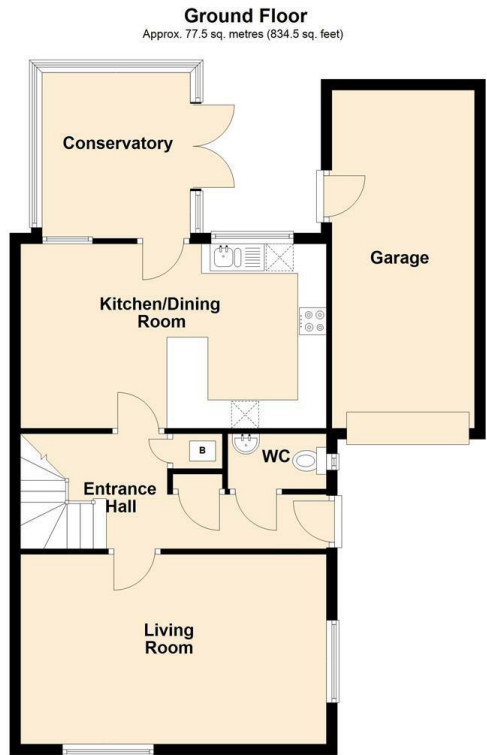
Enclosed westerly facing garden comprising paved patio area to the immediate rear, area laid to lawn, decked area and mixed borders with a variety of plants and shrubs. Garden/potting shed. Enclosed by fencing.

Garage

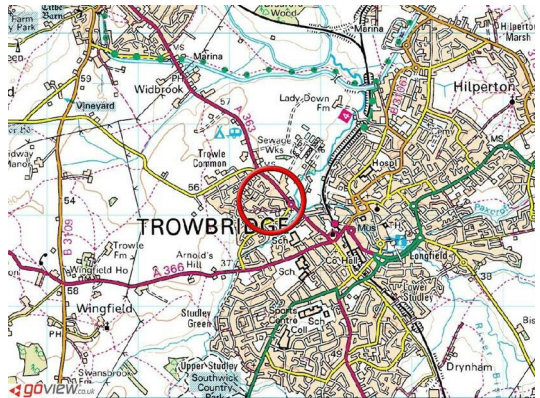
20'7 x 8'7 (6.27m x 2.62m)
Up and over door to the front. Power and lighting. Plumbing for washing machine. UPVC double glazed door to the side.



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



Total area: approx. 129.6 sq. metres (1395.3 sq. feet)



KINGSTONS

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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.