



## 57 Whiterow Park

Trowbridge BA14 0EQ

A spacious and extended four bedroom semi-detached family home situated on a corner plot within the well regarded tree-lined Whiterow Park on the edge of town close to Southwick country park, college and popular schools. The well presented and updated accommodation comprises entrance hall, living room with French doors onto garden, modern kitchen with integrated appliances and bi-fold doors onto garden, open plan to dining room, modern cloakroom, main bedroom with modern en suite shower and modern family bathroom. Benefits include UPVC double glazing, gas central heating, driveway providing off road parking for several vehicles, good sized garage, enclosed low maintenance west facing gardens. Early viewing highly recommended.

**Offers Over £345,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed window to the front. Stained glass window to the front. Radiator. Engineered oak flooring. Stairs to the first floor. Stripped wooden doors off and into:

### Living Room

16'4" x 15'5" max (5.00 x 4.70 max)  
UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantel and granite surrounds. Television point. Coving. UPVC double glazed French doors to the rear.

### Dining Room

11'9" x 9'10" (3.60 x 3.00)  
UPVC double glazed bay window to the front. Radiator. Exposed brick feature fireplace with wood burner inset. Television point. Door to under stairs storage cupboard. Engineered oak flooring and inset ceiling spotlights. Open plan to the:

### Kitchen

14'11" x 8'2" (4.55 x 2.50)  
Double glazed bi-fold doors to the rear. Radiator. Range of modern wall, base and drawer units with granite work tops. Inset stainless steel one and a half bowl sink with mixer tap and engraved drainer. Built-in high level stainless steel electric double oven and microwave. Breakfast island with built-in four-in electric hob. Integrated dishwasher, drinks fridge, fridge, freezer and washing machine. Engineered oak flooring and inset ceiling spotlights.

### **Cloakroom**

Radiator. Two piece white suite comprising wash hand basin and w/c. Tiled flooring.

### **FIRST FLOOR**

#### **Landing**

Doors off and into:

#### **Bedroom One**

15'5" x 15'5" max (4.70 x 4.70 max)  
UPVC double glazed windows to the front and rear. Radiator. Stripped wooden door to the:

#### **En Suite Shower Room**

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece suite with part tiled surrounds comprising large shower cubicle with mains shower over and sliding doors enclosing, wash hand basin and w/c with dual push flush. Built-in cupboard and drawers. Engineered oak flooring.

#### **Bedroom Two**

11'9" x 9'10" (3.60 x 3.00)  
UPVC double glazed bay window to the front. Radiator. Feature cast iron fireplace. Built-in double wardrobe housing Worcester combi boiler. Built-in cupboard. Picture rail.

#### **Bedroom Three**

9'6" x 7'10" (2.90 x 2.40)  
UPVC double glazed window to the rear. Radiator. Picture rail.

#### **Bedroom Four/Office**

9'6" x 6'0" max (2.90 x 1.85 max)  
UPVC double glazed window to the front. Radiator.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin and w/c with dual push flush. Built-in cupboards and drawers. Vinyl flooring and inset ceiling spotlights. Extractor fan.

### **EXTERNALLY**

#### **To The Front**

Block paved path to the front door with entrance light. Large frontage with 'in & out' driveway and off road parking for several vehicles. Gated side pedestrian access to the rear.

#### **To The Rear**

Enclosed low maintenance, west facing garden comprising raised decked area to the immediate rear with railing and retractable sun awning, steps down to additional decked area and area laid to loose stone chippings. Log store. Outside tap, power points and lighting. All enclosed by fencing.

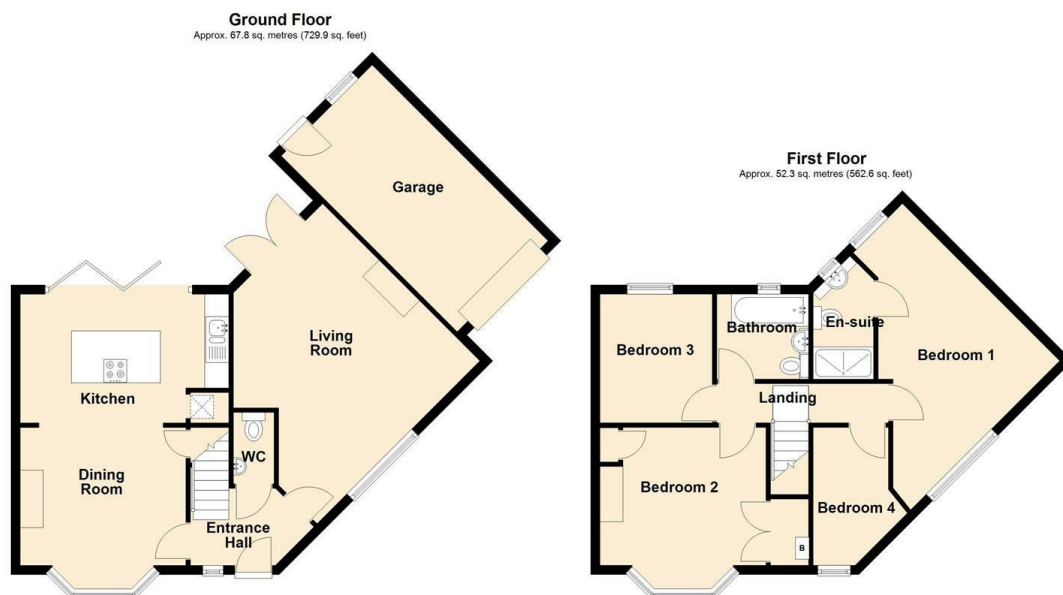
#### **Garage**

17'8" x 9'2" (5.40 x 2.80)  
Up and over door to the front. Power and lighting. Eaves storage. Obscured UPVC double glazed window and door to the rear.





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



Total area: approx. 120.1 sq. metres (1292.5 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.

