



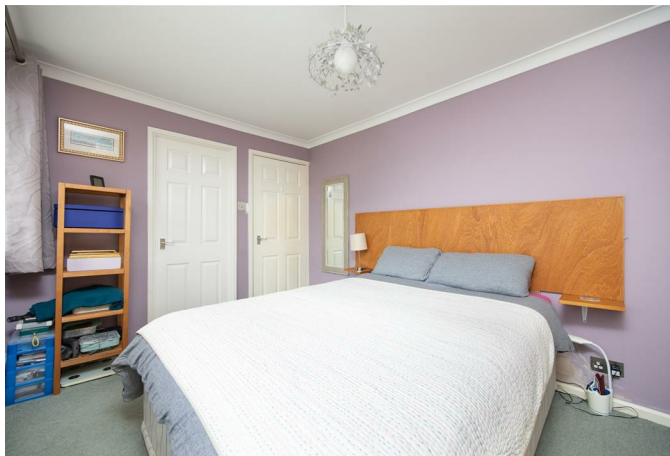
56 Rodwell Park

Trowbridge BA14 7LY

A good sized and extended four-five bedroom semi-detached family home situated in a cul-de-sac position in the popular St Thomas Road area close to well regarded primary school, bus stop and corner shop. Accommodation comprises entrance porch & hall, living room, family room, refitted kitchen/dining room with tri-fold doors onto garden, utility room, cloakroom, 5th bedroom/office, four bedrooms, refitted en suite shower room and refitted family bath/shower room. Features include UPVC double glazing, gas central heating with Vaillant boiler, good sized established westerly facing rear gardens with private aspect and driveway providing off road parking. Vendor suited.

Offers Over £375,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed window and door to the front. Radiator. Wood flooring and coving. Obscured UPVC double glazed door to the:

Entrance Hall

Radiator. Wood effect flooring and coving. Stairs to the first floor with cupboard under. Wood flooring and coving. Thermostat. Smoke alarm. Door to cloak cupboard. Part glazed doors off and into:

Living Room

13'3 x 12'9 max (4.04m x 3.89m max)
UPVC double glazed window to the front. Radiator. Contemporary fireplace. Wall lights and coving. Television point.

Family Room

20'1 x 10'1 (6.12m x 3.07m)
Contemporary vertical radiator and additional contemporary radiator. Vinyl tiled flooring, inset ceiling spotlights and coving. Kitchen larder units with two high level built-in electric ovens. Part glazed door to the utility room. Opening to the:

Kitchen/Dining Room

16'0 x 14'9 (4.88m x 4.50m)
UPVC double glazed windows to the side and rear. Two double glazed Velux windows. Contemporary vertical radiator. Extensive range of base and drawer units with laminate work tops. Breakfast bar. One and a half bowl sink drainer unit with mixer tap. Plumbing for dishwasher. Built-in four-ring induction hob with inset ceiling extractor over. Space for fridge and freezer. Space for dining table. Vinyl tiled flooring and inset ceiling spotlight. Tri-fold double glazed doors to the rear.

Utility Room

12'5 x 7'4 max (3.78m x 2.24m max)
UPVC double glazed window to the side.
Contemporary vertical radiator. Base and larder units with laminate work tops. Inset sink with mixer tap. Plumbing for washing machine with space for dryer over. Shelving. Vinyl flooring, coving and inset ceiling spotlights. Obscured UPVC double glazed door to the rear. Door to bedroom five/office. Doorway to the:

Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite comprising wash hand basin with tiled splash-back and w/c with enclosed cistern and dual push flush. Vinyl flooring and coving. Extractor.

Bedroom Five/Office

11'5 x 7'4 (3.48m x 2.24m)
UPVC double glazed window to the front. Radiator. Wood effect flooring and coving. Cupboard housing Viessmann combi boiler. Smoke alarm.

FIRST FLOOR

Landing

Access to loft space. Coving. Smoke alarm. Doors off and into: linen cupboard.

Bedroom One

12'11 x 8'7 (3.94m x 2.62m)
UPVC double glazed window to the rear. Radiator. Coving. Door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with electric shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Illuminated mirror. Vinyl flooring. Extractor fan.

Bedroom Two

11'6 x 8'11 (3.51m x 2.72m)
UPVC double glazed window to the rear. Radiator. Coving. Two built-in double wardrobes.

Bedroom Three

8'11 x 7'4 (2.72m x 2.24m)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Four

10'5 x 8'6 max (3.18m x 2.59m max)
UPVC double glazed window to the front. Radiator. Coving.

Refitted Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Four piece white suite with tiled surrounds comprising panelled bath shower cubicle with mains rainfall shower over and bi-fold doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring and coving. Extractor fan.

EXTERNALLY

To The Front

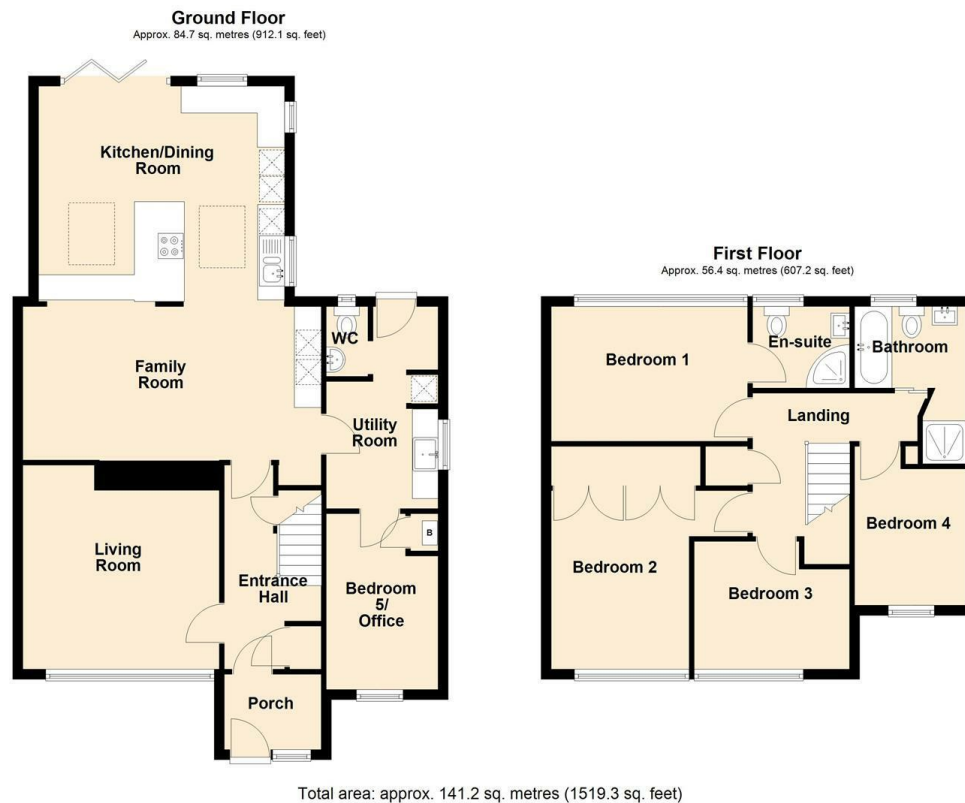
Entrance light. Area laid to lawn. Block paved driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

Good sized established westerly facing rear gardens with private aspect comprising paved patio area to the immediate rear, area laid to lawn and raised bed with a variety of plants and shrubs. Garden shed. External tap, light and power points. All enclosed by fencing.



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




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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.

