



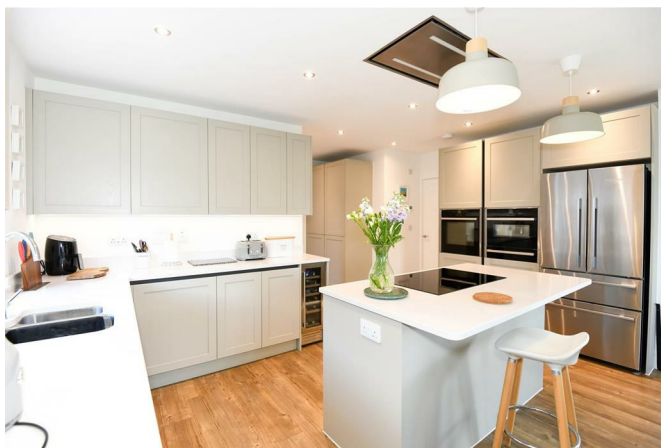
16 Kendall Lane

Semington Trowbridge BA14 6GY

A beautifully presented five bedroom detached 'carbon neutral' family home recently constructed and finished to a high specification by Newland Homes to an EPC rating A, with Villeroy & Boch sanitary ware and Neff Appliances. Situated in an exclusive development in the popular village of Semington close to pubs, countryside and canal walks; and near to the towns of Trowbridge and Melksham with a vast array of facilities. Viewing is highly recommended. Spacious accommodation comprises two reception rooms, large kitchen/family/dining room, utility, cloakroom, two en suite bedrooms and a family bath/shower room. Features include EPC rating A, double glazing, air source heat pump central heating, under-floor heating to the ground floor, solar panels, external home office, double garage, gated block paved driveway and landscaped gardens. Viewing is highly recommended.

Guide Price £735,000 Freehold





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite door the front with side panel double glazed windows. Amtico flooring. Stairs to the first floor with storage cupboard under. Doors off and into:

Living Room

22'7" x 12'7" (6.90 x 3.85)

Large double glazed window to the front and double glazed windows side. Double glazed French doors and windows to the rear. Television point.

Kitchen/Dining/Family Room

21'11" x 14'4" min (6.70 x 4.38 min)

Large double glazed window to the rear and double glazed window to the side. Double glazed French doors to the side. Extensive range of wall, base, drawer units and breakfast island with under cupboard lighting and Silestone work surfaces. Large double larder cupboard with lighting, shelving and drawers. Inset stainless steel one and half bowl sink unit with engraved drainer. Built-in twin high level electric ovens. Built-in five-ring induction hob with ceiling extractor over. Integrated dishwasher and wine/drinks fridge. Space for American style fridge/freezer. Amtico flooring and inset ceiling spotlights. Door to the:

Utility Room

7'6" x 5'8" (2.30 x 1.74)

Wall and base units with Silestone work surfaces. Inset stainless steel sink unit with engraved drainer. Plumbing for washing machine. Space for dryer. Amtico flooring. Obscured double glazed door to the side.

Study

13'1" x 9'5" (4.00 x 2.89)

Large double glazed window to the front. Amtico flooring.

Cloakroom

Obscured double glazed window to the rear. Two piece white suite comprising wash hand basin and w/c with dual push flush. Amtico flooring.

FIRST FLOOR

Galleried Landing

Large double glazed picture window to the front. Balustrade. Radiator. Access to loft. Doors off and into: large airing cupboard housing hot water tank and additional storage cupboard.

Bedroom One

13'5" x 12'0" into wardrobes (4.10 x 3.67 into wardrobes)

Double glazed window to the front. Radiator. Built-in run of wardrobes with sliding mirrored doors enclosing. Door to the:

En Suite Shower Room

Chrome towel radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosing cistern and dual push flush. Illuminated mirror with de-mist facility and shaving point. Tiled flooring and inset ceiling spotlights. Extractor fan.

Bedroom Two

11'5" x 10'9" (3.50 x 3.30)

Double glazed window to the rear. Radiator. Door to the:

En Suite Shower Room

Chrome towel radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with mains rainfall shower over, additional shower attachment and door enclosing, pedestal wash hand basin and w/c with dual push flush. Illuminated mirror with de-mist facility and shaving point. Tiled flooring and inset ceiling spotlight. Extractor fan.

Bedroom Three

12'9" x 11'0" (3.90 x 3.36)

Double glazed window to the front. Radiator.

Bedroom Four

11'4" x 8'10" (3.47 x 2.70)

Double glazed window to the rear. Radiator.





Bedroom Five

9'10" x 7'1" (3.00 x 2.16)

Double glazed window to the rear.
Radiator.

Family Bath & Shower Room

Chrome towel radiator. Four piece white suite with tiled surrounds comprising panelled bath with shower mixer tap. large walk-in shower enclosure with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosing cistern and dual push flush. Illuminated mirror with de-mist facility and shaving point. Tiled flooring and inset ceiling spotlights. Extractor fan.



EXTERNALLY

To The Front & Side

Path to the front door with storm porch over and entrance lights. Well stocked borders with a variety of plants and shrubs. Enclosed by post and rail fencing. Double five-bar gates enclosing block paved driveway providing off road parking for four vehicles. Provisions for an EV charging point.



To The Rear & Side

Good sized enclosed, landscaped garden comprising paved patio area to the immediate rear, large area laid to lawn, decked area and well stocked borders with a variety of plants, trees and shrubs. Grave area with raised vegetable beds and greenhouse. Gravel area to the side with space for bins and rotary line. Air source heat pump. External lighting and tap. All enclosed by fencing and walling.

Home Office

15'7" x 8'10" (4.76 x 2.70)

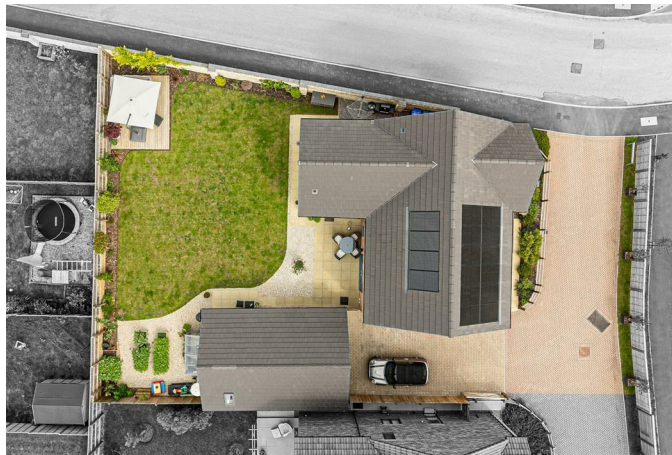
Double glazed Velux window. Double glazed sliding patio doors to the side. Electric panel heaters. Amtico flooring.

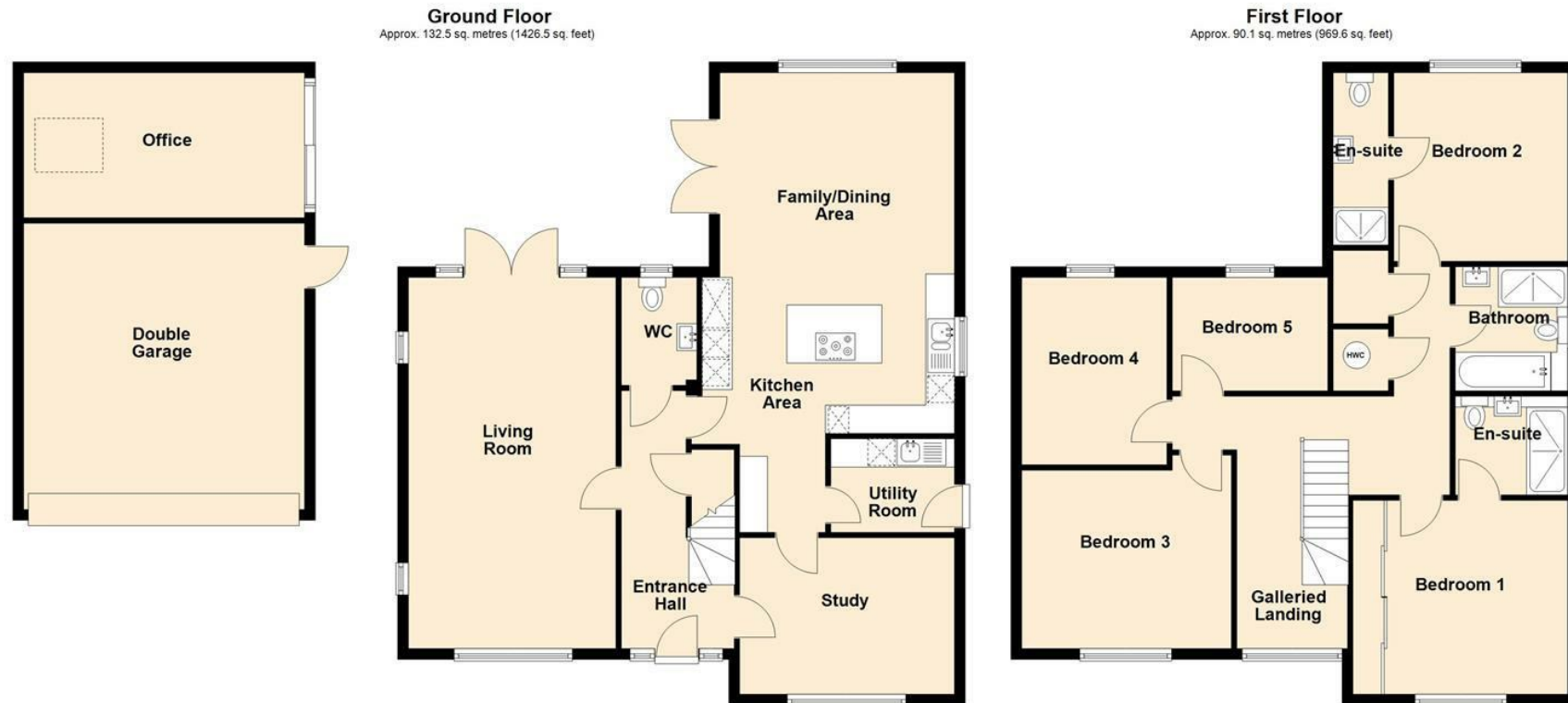
Double Garage

17'4" x 17'4" (5.30 x 5.30)

Electric door to the front. Power and lighting. Eaves storage. Double glazed door to the side.

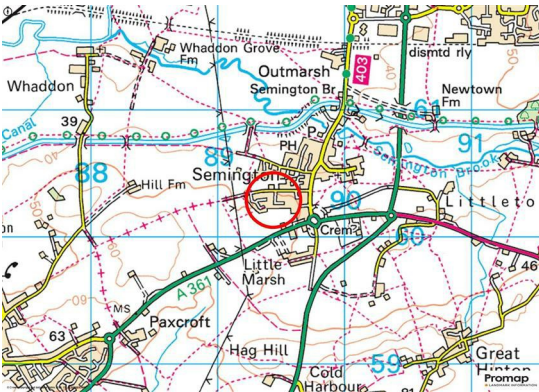






Total area: approx. 222.6 sq. metres (2396.1 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **F**
EPC Rating **A**



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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.