



27 Silver Street Lane

Trowbridge BA14 0JW

A spacious three/four bedroom detached house offering flexible accommodation with modern ground floor and first floor bath/shower rooms, a lovely sitting room with log burner, an impressive full width kitchen/dining/family room with bi-fold doors onto a large, extremely private garden, large utility room, and a ground floor bedroom/additional reception. Located in a highly regarded area close to schools and amenities. The property has been improved by the current owners and benefits from a 2023 installed Viessmann boiler, new bi-fold doors and patio, amongst other more superficial updating. There is abundant driveway parking, garage, attractive frontage onto Silver Street Lane and an above average sized rear garden with mature trees and hedgerow.

Offers Over £495,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite panelled door to the front. UPVC double glazed window to the front. Radiator. Tiled flooring. Door to shower room. Door to bedroom four/additional reception room. Door to the:

Sitting Room

13'1" x 12'5" (4.00 x 3.79)

UPVC double glazed window to the side. Radiator. Feature fireplace with wood mantle, stone hearth and wood burner inset. Television point. Alcoves with shelving. Wood flooring. Door to the:

Inner Hallway

Radiator. Stairs to the first floor. Wood flooring. Door to the utility room. Doorway to the:

Kitchen/Dining/Family Room

27'5" x 11'1" (8.37 x 3.40)

Double glazed bi-fold doors to the rear. Three double glazed arched windows to the rear. Two Velux windows. Modern vertical radiator and additional radiator. Modern shaker style kitchen with breakfast island, and a range of wall, base, drawer and larder units with metro tiled splash-backs and solid wood work surfaces. Ceramic one and a half bowl sink drainer unit with pull down, spray mixer tap. Built-in high level electric double oven and microwave oven. Built-in four-ring electric hob. Integrated dishwasher. Built-in double pull out bin. Wood flooring and inset ceiling spotlights. UPVC double glazed door to the side.

Utility Room

12'4" x 10'2" (3.78 x 3.10)

Radiator. Built-in cupboard housing Viessmann combi boiler installed 2023 and space for dryer. Plumbing for washing machine. Wood flooring and inset ceiling spotlights. Door to:

Bedroom Four/Additional Reception

14'9" x 9'10" (4.50 x 3.00)

UPVC double glazed windows to the front and side. Radiator. Door to entrance hall.

Shower Room

Obscured UPVC double glazed windows to the front and side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Doors off and into:

Bedroom One

13'1" x 12'5" (4.00 x 3.80)

UPVC double glazed window to the rear. Radiator. Door to storage cupboard. Wood flooring.

Bedroom Two

12'5" x 10'2" (3.80 x 3.10)

UPVC double glazed window to the rear. Radiator. Door to storage cupboard. Wood flooring.

Bedroom Three

9'10" x 8'6" max (3.00 x 2.60 max)

UPVC double glazed window to the front. Radiator. Wood flooring.

Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains rainfall shower over, additional shower attachment and bi-fold screen enclosing, wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor.

EXTERNALLY

To The Front

Storm porch over front door. Large driveway providing off road parking for several vehicles. Well stocked and established borders with a variety of plants, trees and shrubs. Storage shed and log store.

To The Rear

Large enclosed garden with extremely private aspect comprising newly laid, large flagstone patio to the immediate rear, large area laid to lawn and mature trees and shrubs. Garden shed. All enclosed by high hedgerow.

Garage

18'0" x 7'10" (5.49 x 2.40)

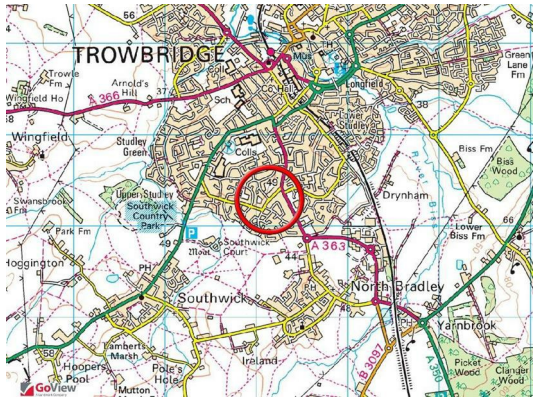
Up and over door to the front. Power and lighting. Eaves storage. UPVC double glazed window to the rear. UPVC double glazed door to the side.



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



Total area: approx. 148.6 sq. metres (1599.7 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.