



60d Bradford Road

Trowbridge BA14 9AR

A beautifully presented modern three bedroom house situated in a small gated development on the Bradford on Avon side of town close to town centre, train station, park and schools. Finished to a high specification, the neutrally presented accommodation comprises hallway, cloakroom, lounge/dining room, kitchen/breakfast room with integrated appliances, en suite shower room and family bathroom. Additional benefits include double glazing, alarm, private landscaped gardens backing onto recreation ground and allocated parking for two vehicles. Viewing is highly recommended.

Offers Over £295,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite panelled door to the front. Radiator. Wood effect flooring. Modern wooden doors off and into:

Cloakroom

Chrome towel radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. LVT flooring and inset ceiling spotlight. Extractor fan.

Lounge/Dining Room

22'7" x 9'10" (6.90 x 3.00)

UPVC double glazed windows to the front and rear. Radiator. Contemporary electric fire. High level television point. Stairs to the first floor with recess under. Wood effect flooring. Opening to the:

Kitchen/Breakfast Room

13'5" x 8'10" (4.10 x 2.70)

UPVC double glazed window to the rear. Radiator. Range of modern high gloss wall, base, drawer and larder units with contrasting marble work tops and up-stands. Stainless steel single sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in four-ring hob with marble splash-back and stainless steel extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. LVT flooring and inset ceiling spotlights. Smoke alarm. Enclosed Ideal boiler. Obscured UPVC double glazed door to the:

Side Lobby

7'10" x 3'1" (2.40 x 0.95)

UPVC double glazed construction with door to the side.

FIRST FLOOR

Landing

Radiator. Access to loft space. Smoke alarm. Modern wooden doors off and into:

Bedroom One

11'1" x 8'10" (3.40 x 2.70)

Two UPVC double glazed windows to the front. Radiator. Two built-in double wardrobes with modern wooden doors enclosing. Television point. Modern wooden door to the:

En Suite Shower Room

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and bi-fold door enclosing, wash hand basin with cupboard under and w/c with dual push flush. LVT flooring and inset ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two

11'1" x 8'10" (3.40 x 2.70)

UPVC double glazed window to the rear. Radiator. Two built-in single wardrobes with modern wooden doors enclosing. Television point.

Bedroom Three

6'10" x 6'6" (2.10 x 2.00)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower mixer tap, wash hand basin with cupboard under and w/c with dual push flush. LVT flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over and entrance light. Area laid to loose stone chippings. Enclosed by walling and fencing. Path leading to gated access to the rear garden.

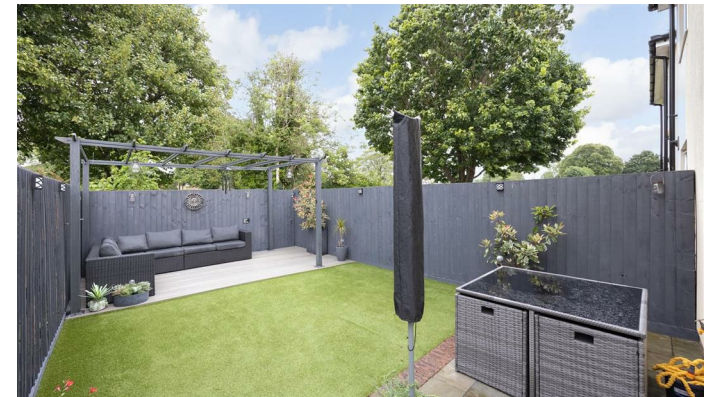
To The Rear

Enclosed low maintenance, landscaped rear garden with private aspect backing onto recreation ground; comprising flagstone patio area to the immediate rear, area laid to artificial lawn and decked area with pergola over. All enclosed by fencing with gated rear pedestrian access onto recreation ground.

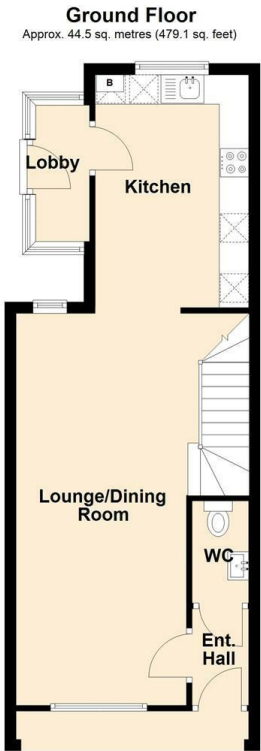
Two Allocated Parking Spaces

SERVICE CHARGE:

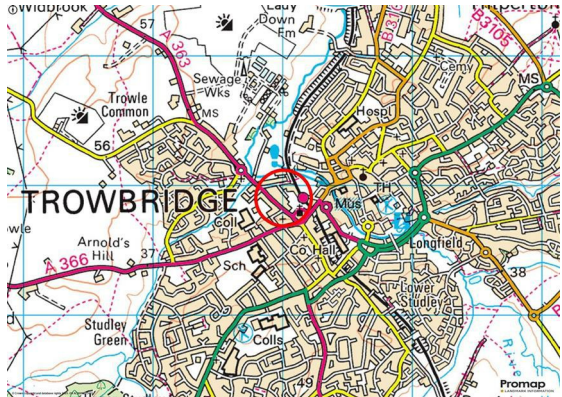
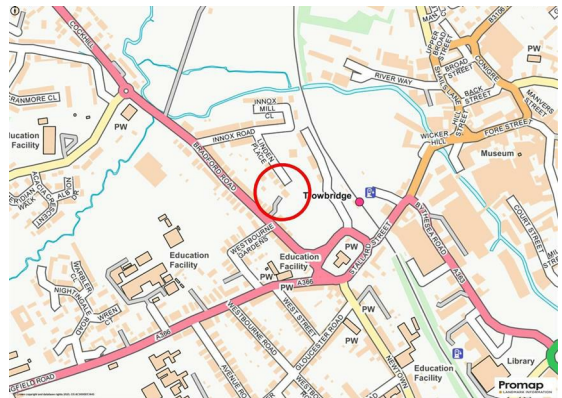
There is a charge of £247.47pa for maintenance of gates, parking area and fencing in communal areas.



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



Total area: approx. 86.5 sq. metres (931.3 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.