



25 Wiltshire Drive

Trowbridge BA14 0RX

A spacious, updated and extended, three double bedroom detached family home situated in a small cul de sac near to primary schools, bus route and retail park. Accommodation comprises entrance hall, cloakroom, living room, dining room, refitted kitchen, utility room, three double bedrooms and family bathroom. Benefits include UPVC double glazing, gas central heating, good sized, well maintained garden with private aspect, garage and driveway providing off road parking. Offered for sale with no onward chain. Viewing is highly recommended.

Guide Price £320,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor with cupboard under with light, hanging space and fuse box. Doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Modern two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring.

Living Room

20'8" x 10'8" (6.30 x 3.25)

Two UPVC double glazed windows to the rear. Two radiators. Feature fireplace with living flame gas fire inset. Television point. Coving. Hive control. Archway to the:

Dining Room

10'3" x 9'5" (3.13 x 2.86)

UPVC double glazed window to the side. UPVC double glazed window and French doors to the rear. Electric heater. Coving.

Refitted Kitchen

10'11" x 8'10" (3.32 x 2.70)

UPVC double glazed window to the front. Radiator. Range of wall and base mounted units with tiled splash-backs and square edge work surfaces. Stainless steel single sink drainer unit with pull-down spray mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Space for fridge. Small breakfast bar. Vinyl flooring and coving. Cupboard housing Worcester boiler. UPVC double glazed door to the:

Side Passageway

UPVC double glazed doors to the front and rear. Door to the:



Utility Room

7'11" x 7'10" (2.42 x 2.39)

UPVC double glazed window to the front. Wall and base mounted units with tiled surrounds and rolled top work surfaces. Plumbing for washing machine and dishwasher. Space to two additional under counter appliances. Tiled flooring. Door to the garage.

FIRST FLOOR

Landing

Doors off and into: airing cupboard housing hot water tank.

Bedroom One

10'11" x 10'8" (3.32 x 3.26)

UPVC double glazed window to the rear. Radiator.

Bedroom Two

10'8" x 8'10" (3.25 x 2.69)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

8'11" x 8'2" (2.72 x 2.50)

UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece suite with tiled surrounds comprising shower end panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Well tended garden with areas laid to lawn with a variety of mature plants, trees and shrubs.

To The Rear

Good sized, well tended enclosed garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, additional patio area and a variety of mature plants, trees and shrubs. Garden shed. Pathway leading to front storage area with greenhouse. Outside tap, power point and lights. All enclosed by fencing, walling and high hedgerow. Gated side pedestrian access leading onto driveway.

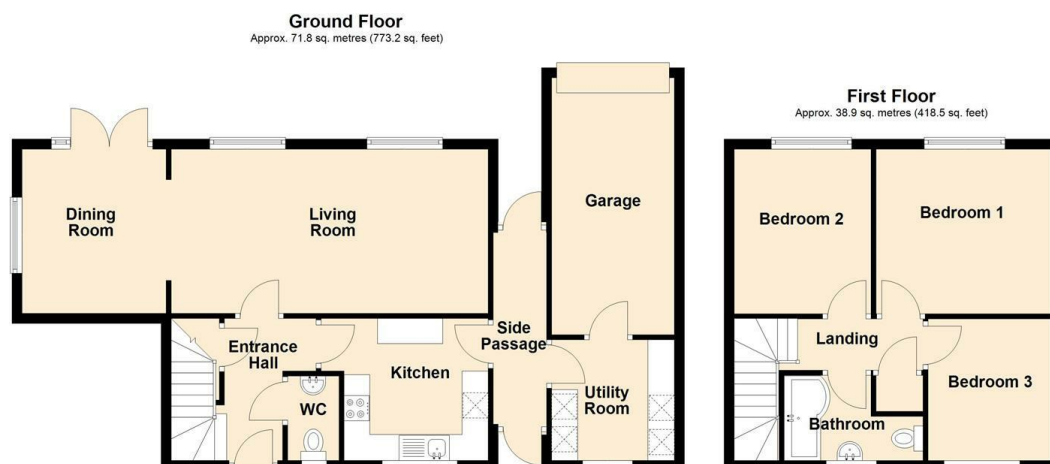
Garage & Driveway

16'9" x 8'3" (5.10 x 2.52)

Up and over door to the front. Power and lighting. Door to the utility room. Driveway to the front providing off road parking. Accessed via a private shared driveway off Baydon Close.



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



Total area: approx. 110.7 sq. metres (1191.7 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.

