





# **38 Jasmine Way**

Trowbridge BA14 7SW

A very well presented three bedroom end of terrace house situated on the West Ashton side of town close to the riverside walks, open countryside, primary schools, shop, town centre and restaurant/cinema complex. The modern well maintained an interior boasts neutral tones, entrance hall, fitted kitchen, refitted cloakroom, lounge/dining room, UPVC double glazed conservatory, three good sized bedrooms, refitted shower room, uPVC double glazing central heating system with Worcester boiler and uPVC double glazing. External features boasts driveway for two - three cars, good sized garage and enclosed landscaped low maintenance gardens with private south facing aspect. Viewing is highly recommended, vendor suited.











#### **ACCOMMODATION**

All measurements are approximate

#### **Entrance Hall**

Obscured double glazed composite door to the front. Radiator. Coving. Smoke alarm. Doors off and into:

#### **Refitted Cloakroom**

Obscured UPVC double glazed window to the front. Chrome towel radiator. Two piece white suite with fully tiled surrounds comprising wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring. High level fuse box.

#### Kitchen

9'1" x 7'6" (2.77 x 2.28)

UPVC double glazed window to the front. Range of wall and base mounted units with tiled splash-back and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Tiled effect vinyl flooring.

# **Lounge/Dining Room**

16'5" x 15'5" (5.00 x 4.70) UPVC double glazed window to the rear. Two radiators. Television and telephone points. Coving. Double glazed sliding patio doors to the:

## Conservatory

7'10" x 6'11" (2.40 x 2.10) UPVC double glazed and brick constriction with door to the side. Wood effect flooring.

#### FIRST FLOOR

# Landing

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

#### **Bedroom One**

15'5" x 9'10" (4.70 x 3.00) Two UPVC double glazed windows to the rear. Radiator. Two built-in double wardrobes and drawers.

# **Bedroom Two**

 $9'10" \times 7'3"$  (3.00 x 2.20) UPVC double glazed window to the front. Radiator.

## **Bedroom Three**

7'10" x 7'10" (2.40 x 2.40) UPVC double glazed window to the front. Radiator. Built-in over-stairs airing cupboard with Worcester combi boiler and shelving.

## **Refitted Shower Room**

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising large walk-in shower enclosure with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring. Extractor fan.

#### **EXTERNALLY**

#### **To The Front**

Storm porch over front door. Area laid to block paving. Gas and electric meters. Driveway to the side for 2-3 vehicles.

#### To The Rear

Enclosed landscaped low maintenance gardens with private south facing aspect, laid to paving, area laid to slate chippings, gravel borders, small decked area, raised bed and a variety of plants and shrubs. Enclosed by fencing with gated side pedestrian access.

## **Garage**

16'4" x 8'2" (4.98 x 2.50) Up and over door to the front. Eaves storage.







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

Ground Floor Approx. 52.7 sq. metres (566.8 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 87.5 sq. metres (941.4 sq. feet)



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## Contact

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