



38 Bellefield Crescent

Trowbridge BA14 8SR

A beautifully presented & extended four bedroom detached 1950s family home situated on a well regarded crescent off St Thomas Road, close to the town centre, shops and two popular primary schools. The property is situated on a large plot boasting well stocked and established south-east facing private gardens boasting potential building plot subject to P.P, EV charging point, two driveways providing off road parking for several vehicles and good sized garage. Accommodation comprises three reception rooms, study, large refitted kitchen, utility room, cloakroom, en suite shower room and family bathroom. Additional features include UPVC double glazing, gas central heating and FREEHOLD solar panels. Early viewing is highly recommended.

Offers In The Region Of £515,000 Freehold





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front with side panel windows. Radiator. Stairs to the first floor with storage cupboard under. Wood effect flooring, dado rail and coving. Panelled doors off and into:

Study

10'4" x 7'4" (3.15 x 2.24)

UPVC double glazed window to the front. Radiator. Cupboard housing fuse box, electric meter and hubs for solar panels and EV charging point.

Living Room

11'11" x 9'10" (3.62 x 3.00)

UPVC double glazed bay window to the front. Radiator. Coving. Opening to the:

Family Room

11'6" x 10'6" (3.50 x 3.20)

Two UPVC double glazed windows to the side. Radiator. Feature fireplace with living flame gas fire inset. Coving. Television point. Opening to the:

Dining Room

15'8" x 8'10" (4.78 x 2.70)

UPVC double glazed French doors to the rear with side panel windows. Radiator. Wood effect flooring and coving. Doorway to the:

Kitchen

17'2" x 14'4" max (5.24 x 4.38 max)

UPVC double glazed window and French doors to the rear. Radiator and additional vertical radiator. Extensive range of solid wood wall and base mounted units, larder units and dresser; kick space lighting, composite work tops and glass splash-backs. One and a half bowl sink unit with mixer tap and engraved drainer. Built-in four-ring induction hob with extractor over. Built-in high level electric double oven. Integrated drinks fridge. Space for American style fridge/freezer. Tiled flooring and inset ceiling spotlights. Panelled door to the hall. Panelled door to the:

Utility Room

7'10" x 5'7" (2.40 x 1.69)

UPVC double glazed window and door to the side. Radiator. Solid wood base and larder units with wood work tops and glass splash-backs. Belfast sink with mixer tap. Enclosed plumbing for washing machine and space for dryer. Enclosed Worcester boiler. Tiled flooring. Panelled door to the:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Wash hand basin and w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Dado rail. Access to loft space with pull-down ladder. Panelled doors off and into:

Bedroom One

16'4" x 8'10" (4.97 x 2.69)

UPVC double glazed window to the rear with fitted shutters. Radiator. Built-in run of wardrobes with sliding doors enclosing. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner 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.

Bedroom Two

10'4" x 9'10" (3.15 x 3.00)

UPVC double glazed bay window to the front. Radiator. Built-in wardrobes, cupboards and drawers.





Bedroom Three

11'6" x 7'5" (3.50 x 2.25)

Two UPVC double glazed windows to the side with fitted shutters. Radiator.

Bedroom Four

7'1" x 6'10" (2.16 x 2.09)

UPVC double glazed bay window to the front. Radiator.



Family Bathroom

Obscured UPVC double glazed window to the side. Towel radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Panelled door to airing cupboard housing pressurised hot water tank and shelving.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Well stocked borders with a variety of plants, trees and shrubs. Block paved and gravel driveway providing off road parking. EV charging point. Enclosed by fencing and walling. Gated side pedestrian access to the rear.



To The Rear

Good sized enclosed, south-east facing landscaped garden with private aspect comprising large paved patio area to the immediate rear with electric sun awning and pergola over, areas laid to lawn, gravel seating area and well stocked, established borders with a variety of plants, trees and shrubs. Greenhouse. Storage area to the side and rear of garage. Storage areas to both sides of property. Outside tap. All enclosed by fencing with gated rear pedestrian access onto rear gravel driveway (access via Stancomb Avenue).

Garage

18'4" x 9'2" (5.60 x 2.80)

Up and over door to the front. UPVC double glazed window and door to the side. Power and lighting. (Access via Stancomb Avenue)





Ground Floor

Approx. 92.1 sq. metres (990.9 sq. feet)



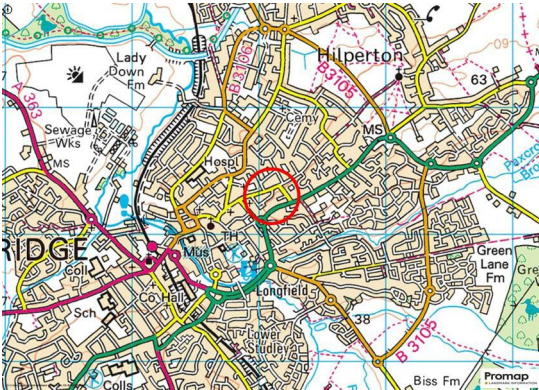
First Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



Total area: approx. 147.3 sq. metres (1585.4 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **E**
EPC Rating **D**



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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.