



47a Blair Road Trowbridge BA14 9JZ

A fantastic opportunity to purchase a brand new, individually designed, four bedroom detached family home situated near to the Frome Road close to schools, collage, bus stops, garden/centre café & Tesco's Express. This spacious property comprises entrance hall, 28ft living room, 21ft dining/family room with patio doors onto south facing gardens, high specification kitchen with granite work surfaces, utility room, cloakroom, high specification en suite shower room and four piece family bathroom. Features include 6 year professional construction certificate (PCC), engineered wood flooring to the ground floor, internal wooden doors, gas central heating system with Vaillant combi boiler and Victorian style radiators, UPVC double glazing and tandem driveway for two vehicle.

Guide Price £399,950





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Obscured double glazed composite door to the front. Victorian style radiator. Engineered wood flooring and inset ceiling spotlights. Stairs to the first floor with storage cupboard under. Wooden doors off and into:

Cloakroom

Victorian style radiator. Wash hand basin and w/c with dual push flush. Engineered wood flooring and inset ceiling spotlights.

Living Room

28'1 x 13'6 into bays (8.56m x 4.11m into bays) Double glazed bay windows to the front and rear. Two Victorian style radiators. Engineered wood flooring and inset ceiling spotlights.

Kitchen Area

15'7 x 10'7 max (4.75m x 3.23m max) Double glazed window to the front. Range of base and drawer units with granite work surfaces and up-stands. Inset one and a half bowl sink unit with engraved drainer and pull-down spray mixer tap. Built-in AEG electric oven and four-ring induction hob with contemporary extractor over. Integrated dishwasher. Breakfast bar with contemporary lighting over. Engineered wood flooring and inset ceiling spotlights. Wooden door to the utility room. Open plan to the:

Dining/Family Room

21'5 x 8'0 (6.53m x 2.44m) Two sets of double glazed patio doors to the rear garden. Victorian style radiator. Engineered wood flooring and inset ceiling spotlights.

Utility Room

6'5 x 5'4 (1.96m x 1.63m)

Wall mounted Vaillant combi boiler. Wall mounted units. Work surface. Plumbing for washing machine. Engineered wood flooring and inset ceiling spotlights.

FIRST FLOOR

Galleried Landing

Large double glazed window to the front. Glass balustrade. Wooden doors off and into:

Bedroom One

13'11 x 13'9 (4.24m x 4.19m)

Double glazed window to the rear. Victorian style radiator. Wooden door to the:

En Suite Shower Room

Obscured double glazed window to the front. Victorian style radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin and w/c with dual push flush. Herringbone wood effect laminate flooring.

Bedroom Two

13'10 x 13'6 into bay (4.22m x 4.11m into bay)

Double glazed bay window to the rear. Victorian style radiator.

Bedroom Three

14'0 x 13'6 into bay (4.27m x 4.11m into bay)
Double glazed bay window to the front. Victorian style radiator.

Bedroom Four

10'4 x 7'6 (3.15m x 2.29m)

Double glazed window to the rear. Victorian style radiator.

Family Bath & Shower Room

Obscured double glazed window to the front. Victorian style radiator. Four piece white suite

with part tiled surrounds comprising panelled bath, large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin and w/c with dual push flush. Herringbone wood effect laminate flooring. Access to loft space.

EXTERNALLY

To The Front

Gravel walk-way leading to the property with gravel pathway continuing to the front door and around both sides to the rear garden. Un-cultivated borders. Enclosed by fencing and hedgerow.

To The Rear

Enclosed south facing garden with private aspect comprising large paved patio area to the immediate rear, large area laid to lawn and mature trees including apple, pear and silver birch. All enclosed by fencing and walling.

Parking

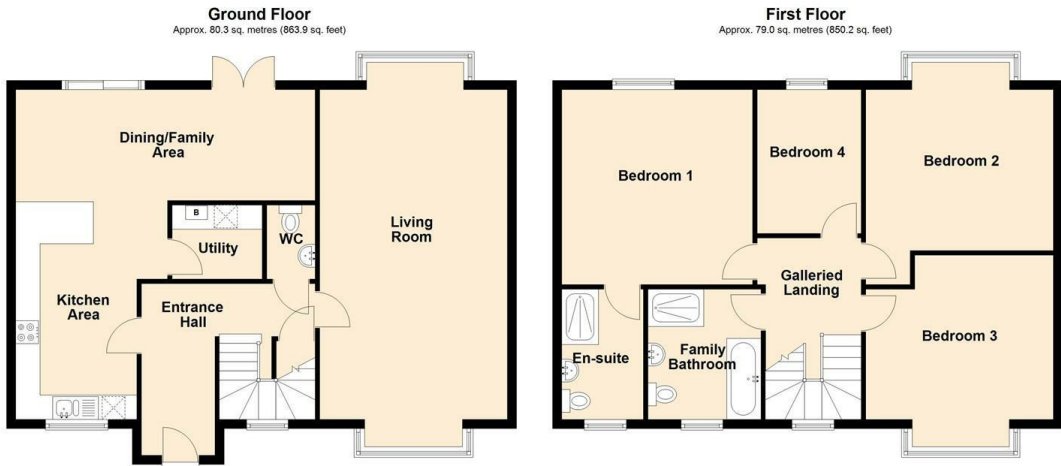
Tandem gravel driveway for two vehicles - refer to map.

AGENTS NOTE:

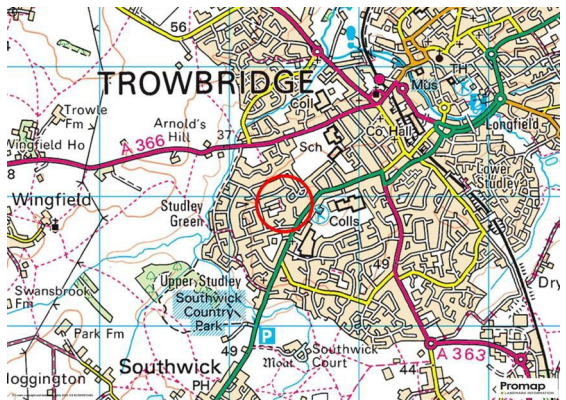
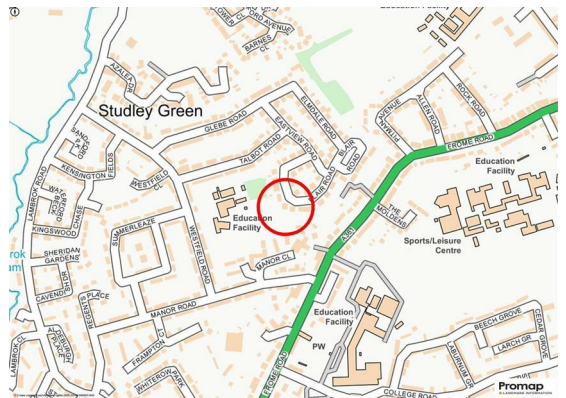
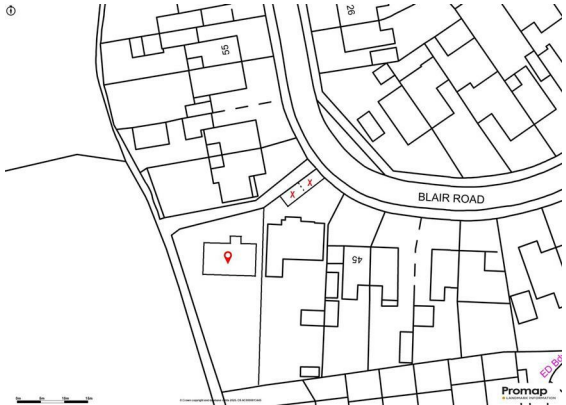
The utility room and cloakroom to be finished. Carpets available by separate negotiation.



Tenure **Freehold**
Council Tax Band **New Build**
EPC Rating **B**



Total area: approx. 159.2 sq. metres (1714.1 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.