



## 85 Whiterow Park

Trowbridge BA14 0EQ

An extended and updated end of terrace family home situated within the well regarded tree lined Whiterow Park close to shops, schools, collage, garden centre and Southwick country park. Well presented accommodation comprises open plan living/dining room with stone feature fireplace, refitted kitchen/breakfast room with patio doors onto gardens, modern family bathroom, three bedrooms, UPVC double glazing and gas central heating system. External features include plenty of parking, large detached garage, high specification home office and good sized enclosed well-tended private gardens with south-west facing aspect.

**Offers Over £250,000**







## ACCOMMODATION

All measurements are approximate.

### Entrance Porch

UPVC double glazed window to the front. Obscured UPVC double glazed door to the side. Radiator. Tiled flooring. Smoke alarm. Stairs to the first floor. Part glazed door to the:

### Living Room

12'1" into bay x 10'10" (3.68m into bay x 3.3m) UPVC double glazed bay window to the front. Feature fireplace with stone surrounds. Television point. Wood effect flooring and coving. Thermostat. Archway to the:

### Dining Room

10'0" x 9'2" (3.05m x 2.79m) Vertical radiator. Wood effect flooring and coving. Door to the inner hallway. Part glazed door to the:

### Refitted Kitchen/Breakfast Room

11'11" x 10'0" (3.63 x 3.05 (3.64 x 3.06)) UPVC double glazed window to the side. Vertical anthracite radiator. Range of contemporary wall, base and drawer units with tiled splash-backs and laminate work surfaces. Acrylic one and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for dryer and fridge/freezer. LVT flooring, coving and inset ceiling spotlights. Double glazed sliding patio doors to the rear. Smoke alarm.

### Inner Hallway

Door to understairs cupboard. Wood effect flooring. Wall mounted gas central heating boiler. Fuse box and electric meter. Door to the:

### 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, pedestal wash hand basin and w/c. Ceramic tiled flooring. Extractor fan.

### FIRST FLOOR

#### Landing

UPVC double glazed window to the side. Access to loft space. Smoke alarm. Doors off and into:

#### Bedroom One

12'5" into bay x 10'8" (3.78m into bay x 3.25m)  
UPVC double glazed window to the front. Radiator. Two built-in cupboards and additional walk-in wardrobe with hanging rail, shelving and extensive storage. Coving.

#### Bedroom Two

9'7" x 8'0" (2.92m x 2.44m)  
UPVC double glazed window to the rear. Radiator.

#### Bedroom Three

6'9" x 6'5" (2.06 x 1.96)  
UPVC double glazed window to the rear. Radiator.

### EXTERNALLY

### To The Front

Entrance light. Gravel and tarmac driveway proving off road parking. Double gates leading to additional driveway and garage. Outside tap. Gas meter. Fencing to the sides. Opening to the rear garden.

### To The Rear

Large enclosed south-west facing low maintenance rear garden comprising flagstone patio area to the immediate rear and decked area with raised pond, large area laid to lawn and gravel area. Fully enclosed by fencing.

### Home Office

9'5" x 8'0" (2.87m x 2.44m)  
UPVC double glazed door to the front. Windows to the front and side. Power, fuse box, lighting and internet. Wood effect flooring.

### Large Garage

21'4" x 9'4" (6.5m x 2.84m)  
Up and over door to the front. Power and lighting. Pitched roof.





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



Total area: approx. 75.8 sq. metres (815.9 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.

