

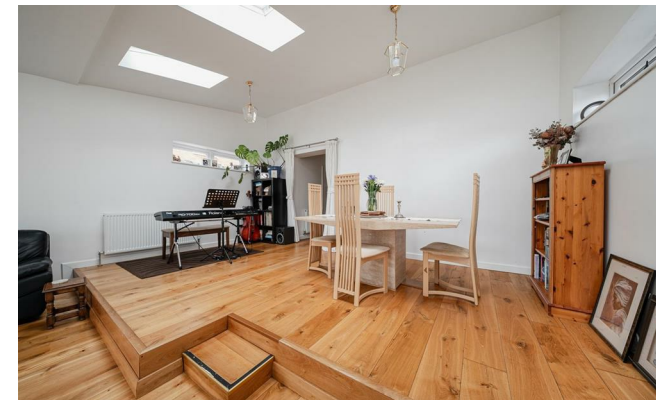


## 31 Silver Street Lane

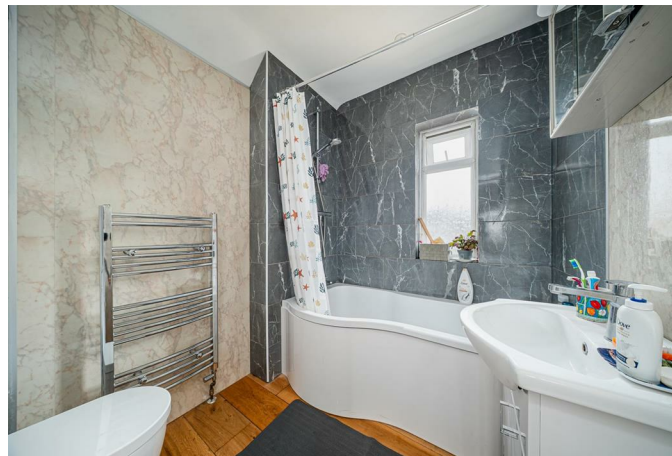
Trowbridge BA14 0JW

A fantastic opportunity to purchase a 3/4 bedroom extended, detached house, situated on a large plot within the highly regarded Silver Street Lane, close to popular primary school, shop, garden centre/cafe, retail park and country park. The property boasts spacious accommodation featuring 7m x 5.5m split level living/family room, bedroom four/dining room, study, large kitchen, ground floor shower room, three double bedrooms to the first floor and family bathroom. The property also features UPVC double glazing, gas central heating, large private gardens with workshop and raised vegetable beds, space for garage subject to P.P and parking for several vehicles. Viewing is highly recommended.

**Guide Price £425,000**







## **ACCOMMODATION**

All measurements are approximate

### **Entrance Hall**

UPVC double glazed door to the front. UPVC double glazed window to the side. Radiator. Stairs to the first floor with storage cupboard under. Solid wood flooring and coving. Smoke alarm. Panelled doors off and into:

### **Kitchen**

14'2" x 10'2" (4.32 x 3.10)

UPVC double glazed windows to the front and side. Extensive range of wall, base, drawer and larder units with laminate work tops and splash-backs. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for dryer. Space for American style fridge/freezer. Panelled door to pantry with shelving. Wood effect flooring and inset ceiling spotlighting. Enclosed modern Worcester combi boiler. Obscured UPVC double glazed door to the side. Fuse box and electric meter.

### **Study/Inner Hallway**

8'6" x 6'8" (2.58 x 2.02)

Radiator. Bi-fold panelled doors to bedroom four/dining room. Panelled door to the shower room. Solid wood flooring. Opening to the:

### **Living/Family Room**

22'10" x 17'9" (6.95 x 5.40)

Double glazed tri-fold doors to the rear. High level double glazed windows to the both sides. Vaulted ceiling with three double glazed roof sky-lights. Two radiators. Split-level. Solid wood flooring and inset ceiling spotlights.

### **Bedroom Four/Dining Room**

13'7" x 10'9" (4.15 x 3.27)

UPVC double glazed window to the side. Radiator. Solid wood flooring.



### **Shower Room**

Chrome towel radiator. Three piece white suite comprising shower cubicle with aqua-board surrounds, mains shower rain-fall shower over, additional shower attachment and bi-fold doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlight. Extractor fan.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the side. Balustrade. Access to large loft space. Panelled doors off and into:

#### **Bedroom One**

13'9" x 10'7" (4.18 x 3.23)  
UPVC double glazed window to the rear. Radiator.

#### **Bedroom Two**

14'2" x 10' (4.33 x 3.05)  
Two UPVC double glazed windows to the front. Radiator. Tiled feature fireplace. Wash hand basin with cupboard under. Wood effect flooring.

#### **Bedroom Three**

10'1" x 8'6" (3.08 x 2.60)  
UPVC double glazed window to the rear. Radiator.

#### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled and aqua-board surrounds comprising shower end panelled bath with mains shower over, wash hand basin with cupboard under and w/c with dual push flush. Solid wood flooring.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door with entrance

light. Block paved and gravel driveway providing off road parking for several vehicles. Variety of plants, trees and shrubs. Enclosed by fencing and walling. Pedestrian gated side access to the rear. Additional side pedestrian and double gated access to the rear garden.

#### **To The Rear**

Large enclosed, south-east facing gardens approximately 45m (150ft) in length, divided into formal and working garden areas. Formal garden area comprising large L-shaped decked area to the immediate rear with stainless steel balustrade and pergola, gravel border, area laid to lawn and a variety of plants, trees and shrubs. External power points and lights. To the side is an area laid to loose stone chippings. Path and gate leading to the working garden area. Working garden area comprises large area laid to lawn, ground level and raised vegetable beds and area laid to artificial lawn. All enclosed by fencing.

#### **Workshop**

24'7" x 9'10" (7.50 x 3.00)  
Timber construction. Windows to the side. Personal door to the side. Double doors to the front.



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



  
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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.

