



19 Newleaze

Steeple Ashton Trowbridge BA14 6EF

- Extended Three Bedroom Family Home
- Living Room with French Doors onto Gardens
- 6m x 3m Kitchen/Dining Room
- First Floor Family Bathroom
- Modern Oil Fired Central Heating System
- Sought After Village with Countryside Views
- Family Room with Study Area
- Ground Floor Shower Room
- UPVC Double Glazing
- South-West Facing Garden with Far Reaching Views Over Fields

Guide Price £340,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Double glazed and brick construction with door to the front. Matwell. Tiled flooring. Light. Obscured glazed panelled door to the:

Entrance Hall

Small UPVC double glazed window to the front. Radiator. Stairs to the first floor. Smoke alarm. Doors to the family room. Doorway to the:

Living Room

12'5" x 11'6" (3.80 x 3.52)

UPVC double glazed French doors to the rear. Radiator. Television point.

Family Room

12'7" x 11'1" (3.86 x 3.40)

UPVC double glazed window to the front. Radiator. Wood effect flooring. Enclosed fuse box. Small storage cupboard. Open plan to:

Study

8'0" x 6'5" (2.44 x 1.96)

Wood effect flooring. Reclaimed wood desktop. Door to the shower room. Opening to the:



Kitchen/Dining Room

12'1" x 7'2" (3.68 x 2.18)

UPVC double glazed windows to the rear and side. Contemporary vertical radiator. Range of shaker style wall, base, drawer and larder units with rolled top work surfaces and splash-backs. One and a half bowl sink drainer unit with mixer tap. Built-in high level Zanussi electric double oven. Built-in Beko four-ring electric hob with extractor hood over. Integrated Kenwood dishwasher. Space for fridge/freezer. Utility area with wall mounted units, plumbing for washing machine and space for dryer. Space for dining table. Tiled flooring and inset ceiling spotlights. Access to loft space. UPVC double glazed doors to both sides.

Shower Room

Towel radiator. Three piece white suite with fully tiled surrounds comprising corner shower cubicle with mains shower and sliding doors enclosing, wash hand basin with cupboard under and w/c. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing

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

Bedroom One

14'2" x 9'4" (4.33 x 2.86)

UPVC double glazed window to the rear.

Radiator. Opening to large storage cupboard with hanging rail.

Bedroom Two

10'9" x 8'11" min (3.28 x 2.73 min)

UPVC double glazed window to the rear.

Radiator. Opening to cupboard.

Bedroom Three

10'6" x 6'11" (3.22 x 2.13)

UPVC double glazed window to the side.

Radiator. Opening to cupboard.

Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece suite with fully tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan. Mirrored medicine cabinet.

EXTERNALLY

To The Front

Gate and path leading to the front door. Areas laid to loose stone chippings with hedgerow enclosing. Gate and path leading to rear access.

To The Rear

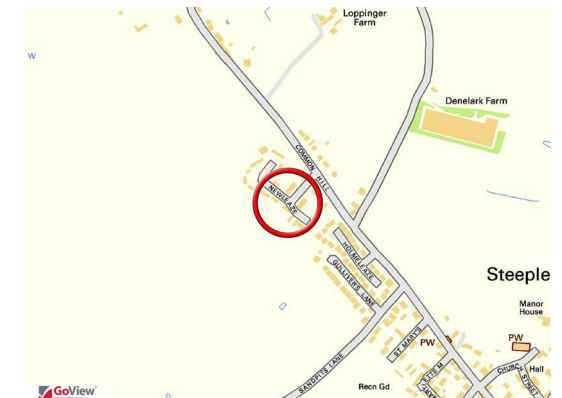
Good sized enclosed south-west facing garden comprising patio area to the immediate rear and area laid to lawn. Garden shed. External tap. All enclosed by fencing with gate to the rear.



Tenure **Freehold**
 Council Tax Band **B**
 EPC Rating **E**



Total area: approx. 112.5 sq. metres (1210.8 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.