



KINGSTONS



3 Farleigh Avenue

Trowbridge BA14 9DS

A spacious and updated, detached family home in need of some modernisation, situated on a good sized plot in a cul-de-sac position within the highly regarded Broadmead development close to the primary and secondary schools, recreation park, bus stop, railway station and town centre amenities. Accommodation comprises entrance hall, refitted cloakroom, living room, dining room, refitted kitchen with integrated appliances, refitted utility/boot room, three bedrooms, refitted family shower room, gas central heating system and UPVC double glazing. External features include garage, driveway providing off road parking and good sized private rear garden. Viewing is highly recommended.

Offers Over £315,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Coir matwell. Radiator. Wood effect flooring. Stairs to the first floor with small storage cupboard under. Heating controls. Smoke alarm. Doors off and into:

Living Room

16'7 x 10'8 (5.05m x 3.25m)
UPVC double glazed window to the front. Feature stone fireplace with wood burning stove inset. Television point. Wall lights and coving. Opening to the:

Dining Room

9'11 x 8'8 (3.02m x 2.64m)
UPVC double glazed sliding patio doors to the rear with large coir matwell. Radiator. Wall lights and coving. Door to the:

Refitted Kitchen

11'3 x 7'10 max (3.43m x 2.39m max)
UPVC double glazed window to the rear. Radiator. Range of modern shaker style wall and base units with tiled splash-backs and wood effect work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level electric oven and microwave oven. Built-in four-ring electric hob with extractor over. Integrated dishwasher. Opening to understairs storage recess with wood effect worktop. Tiled flooring and inset ceiling spotlights. Door to storage cupboard. Door to the hall. Door to:

Utility/Boot Room

11'10 x 7'4 (3.61m x 2.24m)

UPVC double glazed windows to the rear and side. Radiator. Range of modern wall and base mounted units with wood effect work surfaces and upstands. Larder unit. Space for appliances. Tiled flooring, wall lights and ceiling beams. UPVC double glazed door to the rear.

Refitted Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin and w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Balustrade with decorative iron railings. Doors off and into:

Bedroom One

11'9 x 10'9 (3.58m x 3.28m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

Bedroom Two

12'1 x 11'6 max (3.68m x 3.51m max)

UPVC double glazed window to the rear. Radiator. Large built-in airing cupboard housing Vaillant combi boiler and shelving.

Bedroom Three

8'4 x 7'2 (2.54m x 2.18m)

UPVC double glazed window to the front. Radiator.

Refitted Family Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with fully tiled surrounds comprising large shower cubicle with mains rain-fall shower over, additional shower attachment and sliding door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wall mounted cupboard. Tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to lawn and mature trees. Gated side pedestrian access to the rear. Power point. Driveway providing off road parking.

To The Rear

Good sized enclosed garden with private aspect comprising paved patio area to the immediate rear, areas laid to lawn, gravel seating area and a variety of plants and shrubs. External light, power point and tap. Storage area to the side. All enclosed by fencing.

Garage

16'6 x 7'6 (5.03m x 2.29m)

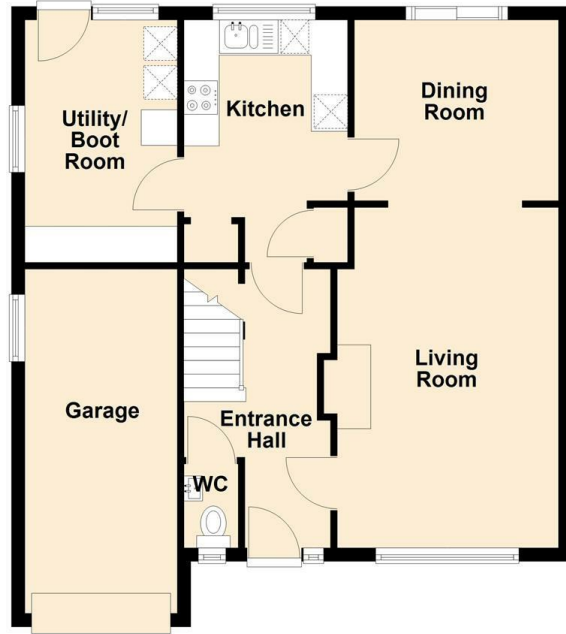
Up and over door to the front. Power and lighting. Window to the side.



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

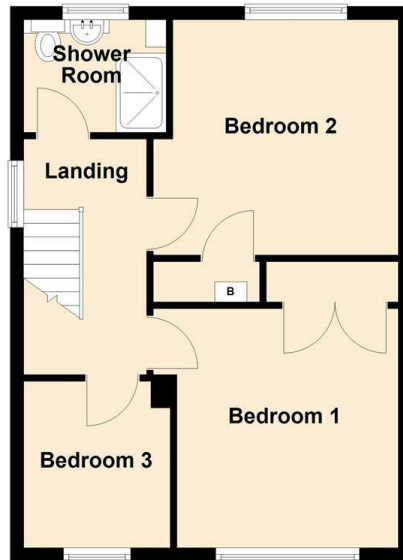
Ground Floor

Approx. 64.8 sq. metres (698.0 sq. feet)

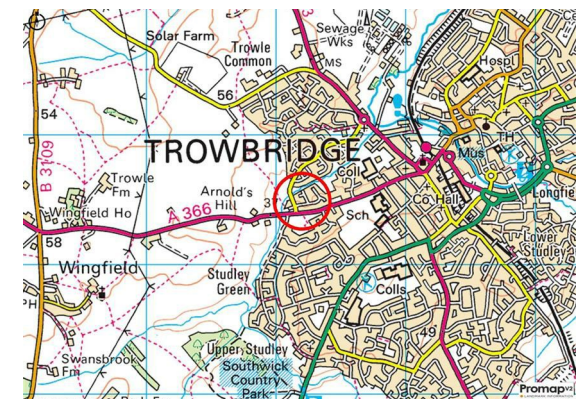
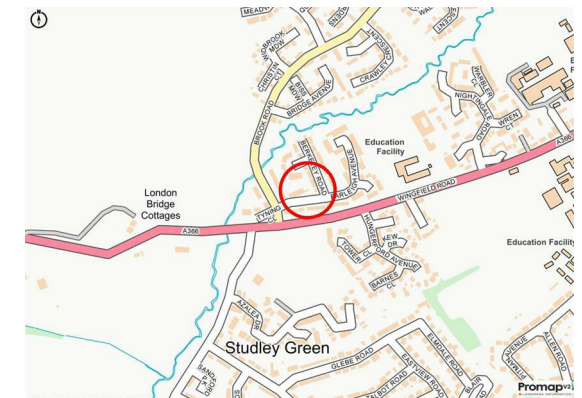


First Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



Total area: approx. 108.8 sq. metres (1171.2 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.