



155 Silver Street Lane

Trowbridge BA14 0JY

An individual, modern detached house situated on the well regarded Silver Street Lane close to the college, schools, shop, garden centre/café and Southwick country park. This spacious and updated family home offers plenty of living space including large refitted kitchen/dining room, two large reception rooms, uPVC double glazed conservatory, galleried landing and four double bedrooms, three en suite, uPVC double glazing fitted 2025 and gas central heating system with modern combi boiler fitted 2023. External features include plenty of off-road parking, space for caravan/motor home, and enclosed well-tended gardens with private westerly aspect. Internal viewing is strongly recommended to appreciate the flexible space and size of accommodation offered for sale.

Guide Price £480,000





ACCOMMODATION

Entrance Hall

Obscured UPVC double glazed window and composite door to the front. Vaulted ceiling. Radiator. Stairs to the first floor with cupboard under. Oak engineered wood flooring. Smoke alarm. Panelled doors off and into:

Family Room

14'5" x 13'9" (4.40 x 4.20)

UPVC double glazed window to the front. Radiator. Oak engineered wood flooring, coved ceiling and ceiling rose.

Living Room

17'9" x 14'5" (5.40 x 4.40)

Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Television point. Oak engineered wood flooring, wall lights, coved ceiling and ceiling rose. Panelled door to the hall. Glass panelled bi-fold doors to the:

Conservatory

15'5" x 11'2" (4.70 x 3.40)

UPVC double glazed and brick construction with French doors to the side and insulated roof. Radiator. Ceiling light and fan. Wood effect flooring.

Refitted Kitchen/Dining Room

18'8" x 18'3" max (5.70 x 5.55 max)

UPVC double glazed windows to the rear and side. Radiator. Comprehensive range of wall, base and drawer units with metro tiled surrounds and solid wood work surfaces. Ceramic single sink drainer unit with mixer tap. Space for range cooker with extractor fan over. Plumbing for dishwasher and washing machine. Space for large dining table. Space for appliances. Tiled effect vinyl flooring. UPVC double glazed door to the rear. Panelled doors off and into: storage cupboard housing Worcester Bosch combi boiler - installed 3 years ago.



Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Wash hand basin with tiled splash-backs and cupboard under; and w/c. Tiled effect vinyl flooring and coved ceiling.

Bedroom Four

10'6" x 10'2" min (3.20 x 3.10 min)
UPVC double glazed window to the front. Radiator. Inset ceiling spotlights. Panelled door to single wardrobe with hanging rail and shelving. Panelled door to the:

Refitted En Suite Shower Room

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Galleried Landing

Obscured UPVC double glazed window to the front. Balustrade. Smoke alarm. Panelled doors off and into:

Bedroom One

14'9" x 14'5" min (4.50 x 4.40 min)
UPVC double glazed window to the rear. Radiator. Access to loft space. Panelled door to the:

En Suite Bath & Shower Room

Obscured UPVC double glazed window to the front. Radiator. Five piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, large shower cubicle with mains shower and glass blocks enclosing, twin sinks with cupboards and drawers under; and w/c. Shaving point. Extractor fan. Vinyl flooring and inset ceiling spotlights. Archway to the:

Dressing Room

14'5" x 4'7" (4.40 x 1.40)
Obscured UPVC double glazed window to the side. Radiator. Hanging rails and shelving.

Bedroom Two

16'3" x 10'10" (4.95 x 3.30)
UPVC double glazed window to the front. Radiator. Access to loft space. Panelled double doors to the:

Refitted En Suite Bath & Shower Room

Two obscured UPVC double glazed windows to the side. Chrome towel radiator. and additional radiator. Four piece white suite with part tiled surrounds comprising large glass shower cubicle with mains monsoon shower over, additional shower attachment and door enclosing, panelled bath, wash hand basin with drawers under and w/c with dual push flush. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights.

Bedroom Three

11'2" x 11'2" (3.40 x 3.40)
UPVC double glazed window to the rear. Radiator. Inset ceiling spotlights. Access to loft space.

EXTERNALLY

To The Front

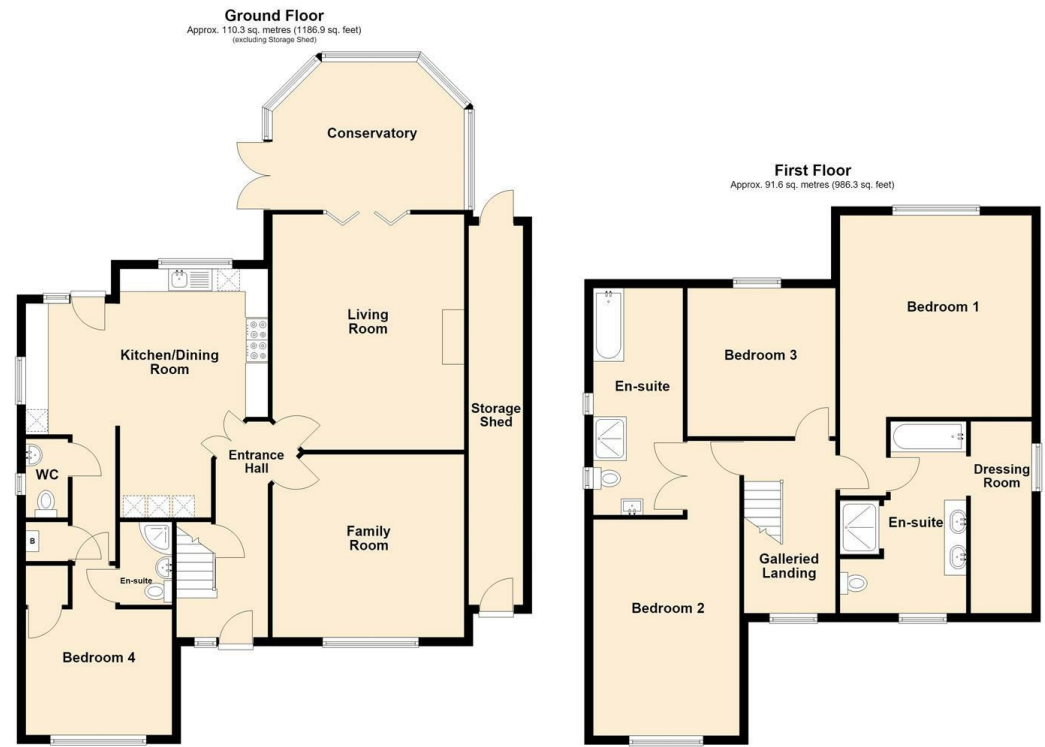
Tarmac driveway providing plenty of off road parking and space for caravan/motorhome. Outside light and power point. Stone walling and fencing enclosing with gated pedestrian access to the rear.

To The Rear

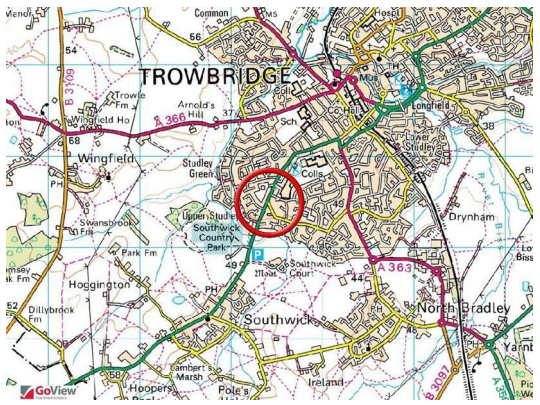
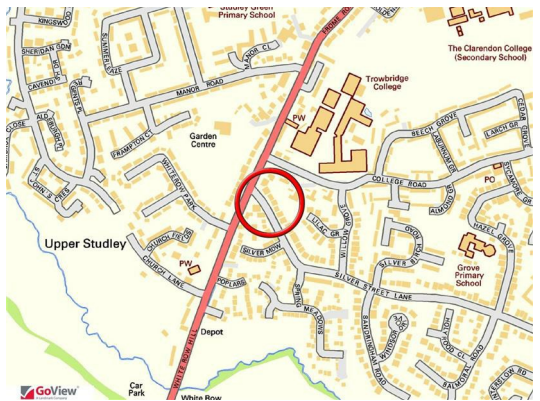
Enclosed west facing rear garden with private aspect comprising partially covered decked area to the immediate rear, area laid to lawn, raised beds and mature well stocked borders with a variety of plants and shrubs. Outside light. Garden shed. 8.7m x 1m storage shed with doors to the front and rear. All enclosed by fencing, hedgerow and walling.



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



Total area: approx. 201.9 sq. metres (2173.2 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.