



## 65 Barons Crescent

Trowbridge BA14 7FU

An immaculate, modern three bedroom family home built to a high specification by Green Square Homes on a small development off the well regarded Green Lane close to parkland/riverside walks and local shops. The deceptively spacious and neutrally decorated interior boasts dual aspect lounge/dining room, kitchen/breakfast room with integrated appliances, cloakroom and family bathroom. Additional features include UPVC double glazing, gas central heating system, enclosed low maintenance garden with private south facing aspect, attached garage and driveway providing off road parking. Viewing is highly recommended - offered for sale with no onward chain.

**Guide Price £275,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Double glazed, composite door to the front. Matwell. Radiator. Stairs to the first floor. Smoke alarm. Thermostat. Doors off.

### Kitchen/Breakfast Room

11'1 x 8'3 (3.38m x 2.51m)

UPVC double glazed window to the front. Radiator. Extensive range of wall, base, drawer and larder units with metro tiled splash-backs and square edge work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Integrated dishwasher and washing machine. Space for table. Space for fridge/freezer. Enclosed boiler. Smoke alarm. Vinyl flooring.



### Lounge/Dining Room

15'6 x 13'11 (4.72m x 4.24m)

UPVC double glazed windows to the rear and side. Two radiators. Door to understairs storage cupboard. Television point. UPVC double glazed French doors to the rear.

### **Cloakroom**

Radiator. Two piece white suite with part tiled surrounds comprising corner pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Extractor fan. High level fuse box.

### **FIRST FLOOR**

#### **Landing**

Access to loft space with fitted ladder. Smoke alarm. Doors off and into: linen cupboard.

#### **Bedroom One**

15'7 x 9'2 max (4.75m x 2.79m max)  
Two UPVC double glazed windows to the front. Radiator. Large built-in wardrobe with full and half length hanging rails, shelf and four large drawers; with sliding doors enclosing. Thermostat.

#### **Bedroom Two**

8'5 x 8'3 (2.57m x 2.51m)  
UPVC double glazed window to the rear. Radiator.

#### **Bedroom Three**

8'5 x 7'1 (2.57m x 2.16m)  
UPVC double glazed window to the rear. Radiator.

#### **Family Bathroom**

Obscured UPVC double glazed window to the side. Chrome towel radiator.

Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Extractor fan.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door with entrance light. Gravel borders with shrubs. Driveway providing off road parking.

#### **To The Rear**

Enclosed, low maintenance garden with private south facing aspect comprising paved patio area to the immediate rear, area laid to artificial lawn and borders with a variety of plants and shrubs. Garden Shed. Outside light. All enclosed by fencing.

#### **Garage**

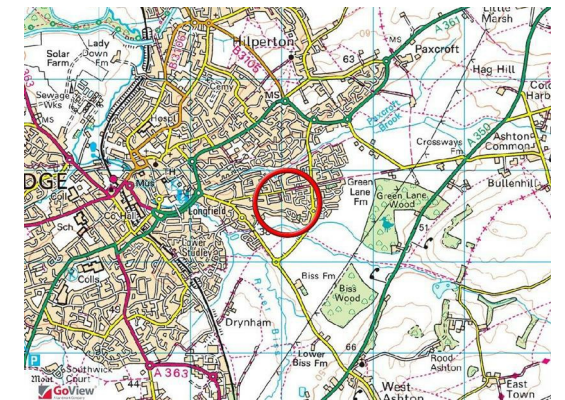
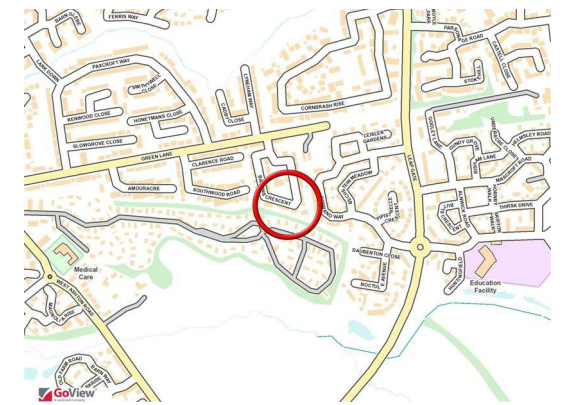
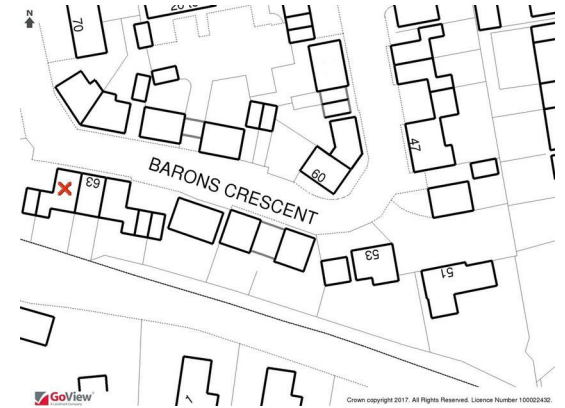
16'8 x 8'7 (5.08m x 2.62m)  
Up and over door to the front. Power and lighting. UPVC double glazed door to the side.



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



Total area: approx. 86.7 sq. metres (933.0 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.