



**KINGSTONS**



## **4 Yarnbrook**

### **Trowbridge BA14 6AA**

A well presented and extended, detached house situated on a large plot, backing onto fields and situated within the popular area of Yarnbrook between the towns of Trowbridge & Westbury. This ideal family home features 23ft lounge/dining room, kitchen/breakfast room, family room, utility room, cloakroom, store room, three double bedrooms and a family bathroom. Benefits include oil fired central heating and UPVC double glazing. Externally the property features large established rear garden with extremely private aspect, large front garden, garage/home office, workshop/store room and driveway providing off road parking for several vehicles.

**Guide Price £400,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Glazed door to the front. Windows to the sides. Tiled flooring. Obscured UPVC double glazed door to the:

### Entrance Hall

Radiator. Stairs to the first floor. Tiled flooring and coving. Door to the:

### Kitchen/Breakfast Room

16'1 x 11'0 (4.9m x 3.35m)

UPVC double glazed windows to the rear and side. Two radiators. Extensive range of shaker style, wall, base, drawer and larder units with marble work tops. Belfast sink with mixer tap and bevelled drainer into work top. Range Master cooker with extractor over (2025). Plumbing for dishwasher. Space for table. Tiled flooring. Door to the utility room. Door to the lounge/dining room. Smoke alarm. Opening to the:

### Family Room

11'2 x 11'1 (3.4m x 3.38m)

UPVC double glazed window to the front. Radiator. Feature fireplace. Tiled effect flooring and coving.

### Lounge/Dining Room

23'0 x 11'4 (7.01m x 3.45m)

UPVC double glazed windows to the front and side. Double glazed sliding patio doors to the rear and side. Two radiators. Feature fireplace with multi-fuel burner inset (installed 2025). Inset ceiling spotlights. Dining area with tiled effect flooring.



### Utility Room

10'4 x 9'3 (3.15m x 2.82m)

UPVC double glazed windows and door to the side. Radiator. Range of wall, base and drawer units with wood work tops. Belfast sink. Built-in cupboards. Plumbing for washing machine. Space for dryer. Tiled flooring. Heating controls. Door to the store room. Door to the:

### Cloakroom

UPVC double glazed window to the side. Wash hand basin and w/c. Tiled flooring.

### Store Room

8'8 x 5'0 (2.64m x 1.52m)

UPVC double glazed window to the rear. Power and lighting. Tiled flooring. Access to loft space.

## FIRST FLOOR

### Landing

UPVC double glazed windows to the front and side. Radiator. Coving. Balustrade. Doors off.

### Bedroom One

11'0 x 9'2 min (3.35m x 2.79m min)

Window to the front. Radiator. Two built-in double wardrobes, high level cupboards and dressing table. Coving.

### Bedroom Two

11'1 x 10'8 (3.38m x 3.25m)

UPVC double glazed windows to the front and side. Radiator.

### Bedroom Three

11'0 x 8'5 (3.35m x 2.57m)

UPVC double glazed window to the side. Radiator.

### Family Bathroom

UPVC double glazed window to the side. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with electric shower over, wash hand basin and w/c with dual push flush. Small storage cupboard with shelving. Tiled flooring.

### To The Front

Gate and path to the front door. Gravel areas and large areas laid to lawn. Raised vegetable beds. Garden shed. Gated side pedestrian access to both sides. All enclosed by hedgerow and walling.

### To The Rear & Side

Large enclosed, established garden with extremely private aspect backing onto fields. Gardens comprise raised gravel patio area to the side, large paved patio area to the rear, gravel bed with shrubs, large area laid to lawn, gravel pathway; and well stocked borders with a variety of mature plants, trees and shrubs. Outside tap. External oil fired boiler. Gravel driveway providing off road parking for several vehicles. All enclosed by fencing and high hedgerow.

### Garage/Home Office

17'2 x 8'8 (5.23m x 2.64m)

Door to the front. Window to the side. Power and lighting.

### Workshop/Store

12'6 x 7'11 (3.81m x 2.41m)

Door to the front. Power.



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

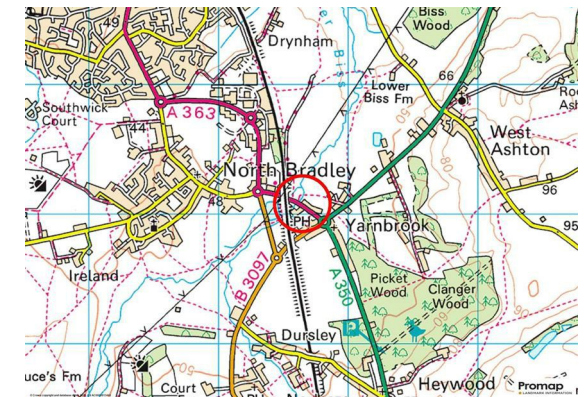
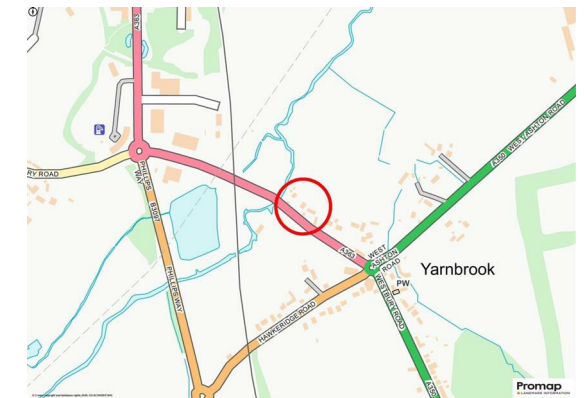
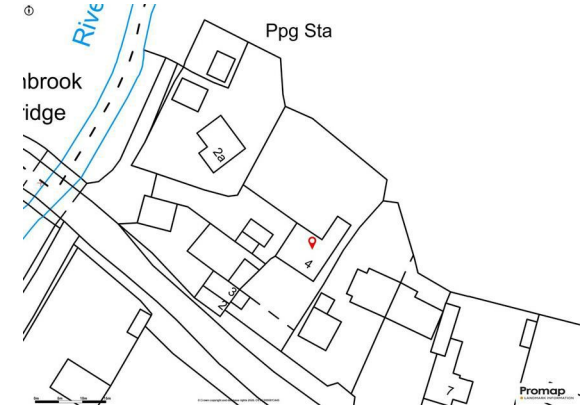
**Ground Floor**  
 Approx. 101.6 sq. metres (1093.6 sq. feet)



**First Floor**  
 Approx. 47.3 sq. metres (509.0 sq. feet)



Total area: approx. 148.9 sq. metres (1602.6 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.