



19 Middle Lane Trowbridge BA14 7LG

A fantastic opportunity to purchase a large, extended, three DOUBLE bedroom detached family situated on a large plot of circa 0.5 of an acre within the highly regarded Middle Lane on the Hilperton side of town. The property whilst in a habitable condition would benefit from a program of upgrading and boasts three large reception rooms, shaker style kitchen with AEG appliances, granite work tops and island, dining room, utility room, large master bedroom with walk through en-suite, double glazing and gas central heating system. Additional features include parking for several vehicles, large garage/workshop and stunning, beautifully tended gardens stocked with a variety of plants, trees and shrubs. Viewing is highly recommended, no onward chain.

Offers Over £450,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

18'5" x 4'8" (5.62 x 1.41)

UPVC double glazed door to the front. Double glazed windows to the front and side. Tiled flooring. Access to loft storage. Wall mounted 330 British Gas boiler - serviced annually. Obscured double glazed sliding doors to the:

Inner Hall

12'2" x 6'7" (3.7 x 2.0)

Radiator. Stairs to the first floor. Wall light. Alarm control panel. Door to the cloakroom. Obscured glazed door to the:

Study Area

10' x 8'2" (3.06 x 2.50)

Radiator. Glazed double doors to the living room. Coving. Opening to the kitchen. Opening to the:

Family Room

15'9" x 11'1" (4.81 x 3.37)

Double glazed window to the front. Radiator. Wall lights and coving. Opening to the:

Living Room

17'5" x 12'6" (5.32 x 3.82)

Double glazed window to the rear. Two radiators. Television point.

Refitted Kitchen

10' x 9'11" (3.06 x 3.01)

Double glazed window to the side. Range of shaker style wall, base, drawer and island unit with granite work surfaces and tiled splash-backs. Inset stainless steel sink with mixer tap. Built-in high level stainless steel AEG electric oven. Built-in stainless four-ring AEG gas hob with extractor hood over. Integrated dishwasher. Door to large pantry cupboard with shelving and power. Vinyl flooring. Cupboard housing fuse box. Opening to the:



Dining Room

12'9" x 10'8" (3.88 x 3.24)

Double glazed sliding patio doors to the rear. Radiator. Part obscured glazed door to the:

Utility Room

15'3" x 5'8" (4.64 x 1.72)

Obscured glazed window to the front. Stainless steel sink drainer unit with cupboard under. Base and drawer unit with rolled top work surface. Tiled effect vinyl flooring. Door to the garage/workshop.

Cloakroom

Obscured double glazed window to the front and side. Wash hand basin and w/c. Tiled effect vinyl flooring.

FIRST FLOOR

Landing

Two double glazed windows to the front. Balustrade. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

15'6" x 12'6" (4.73 x 3.80)

Dual aspect with double glazed windows to the rear and side. Radiator. Run of floor to ceiling built-in wardrobes with sliding doors enclosing. Opening to the:

En Suite Shower/Dressing Area

Radiator. Wash hand basin with cupboards and drawers under, and shower enclosure with electric shower over. Built-in cupboard with shelving. Access to loft space. Door to the landing.

Bedroom Two

13'9" x 11'2" (4.18 x 3.41)

Dual aspect with double glazed windows to the front and side. Radiator. Two built-in double wardrobes with sliding doors enclosing, high level cupboards and dressing table.

Bedroom Three

10' x 9'2" (3.05 x 2.80)

Double glazed window to the side. Radiator. Open faced build-in cupboard with shelving.

Family Bathroom

Obscured double glazed window to the front. Radiator. Three piece suite comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Vinyl flooring.

EXTERNALLY

To The Front

Tarmac driveway providing off road parking for 3-4 vehicles. Crazy paved patio area, area laid to lawn, a variety of plants and shrubs; and additional area laid to lawn. Gas meter. Gated side pedestrian access to the rear. Enclosed by hedgerow and walling.

To The Rear

Large, stunning and beautifully tended gardens with private aspect comprising paved patio area to the immediate rear with steps down to secondary patio area, garden predominantly laid to lawn with well stocked and established borders with a variety of plants, trees and shrubs. Vegetable garden area with raised beds and greenhouse. Outside lights. All enclosed by fencing.

Garage/Workshop

27'3" x 15'5" max (8.30 x 4.71 max)

Electric roller door to the front. Double glazed windows to the rear and side. UPVC double glazed door to the side. Power and lighting. Workbench with vice. Shelving. Door to utility room.



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




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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.

