



1 Collingbourne Close

Trowbridge BA14 0UY

A well presented and spacious three double bedroom detached property situated in a cul-de-sac position in the popular Wiltshire Drive area near to primary schools, bus route and retail park. Accommodation comprises entrance hall, living room with open fire, dining room, large conservatory, modern kitchen with integrated appliances, utility room, three double bedrooms, modern bathroom and separate w/c. Benefits include UPVC double glazing, gas central heating system with modern Worcester Bosch boiler, new carpets and vinyl throughout, garage/store, driveway providing off road parking for several vehicles and good sized enclosed garden with west facing aspect. Offered for sale with no onward chain - early viewing is highly recommended.

Offers Over £300,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the side. UPVC double glazed window to the front. Newly laid carpet. Door to the:

Living Room

17'0 x 10'5 (5.18m x 3.18m)
UPVC double glazed window to the front. UPVC double glazed bay window to the side. Feature open fireplace with brick surrounds. Radiator. Television and Open Reach point. Newly laid carpet. Coving. Door to the inner hallway. Opening to the:

Dining Room

7'8 x 7'5 (2.34m x 2.26m)
Radiator. Newly laid carpet. Coving. Glazed double doors to the:

Conservatory

17'0 x 9'8 (5.18m x 2.95m)
UPVC double glazed and brick construction with French doors to the rear. Two radiators. Wood effect flooring. Glazed door to the:

Kitchen

10'4 x 8'0 (3.15m x 2.44m)
Window to the rear. Range of modern shaker style wall, base and drawer units with laminate work surfaces. Stainless steel single sink drainer unit with swan neck mixer tap. Built-in electric double oven and four-ring hob with glass splash-back and extractor over. Integrated dishwasher and fridge/freezer. Wood effect flooring. Door to the:



Inner Hallway

Radiator. Newly laid carpet. Stairs to the first floor with cupboard under. Door to living room. Door to the:

Utility Room

7'7 x 4'8 (2.31m x 1.42m)

High gloss wall, base and larder units with tiled splash-backs and laminate work surfaces. Plumbing for washing machine. Wall mounted Worcester Bosch boiler. Extractor fan. Consumer unit. Tiled effect vinyl flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Newly laid carpet. Coving. Doors off and into: airing cupboard.

Bedroom One

14'0 x 8'4 (4.27m x 2.54m)

UPVC double glazed window to the front. Radiator. Newly laid carpet.

Bedroom Two

10'4 x 10'0 (3.15m x 3.05m)

UPVC double glazed window to the front. Radiator. Newly laid carpet. Coving. Built-in triple wardrobes with mirrored sliding doors enclosing.

Bedroom Three

10'6 x 8'4 (3.2m x 2.54m)

UPVC double glazed window to the rear. Radiator. Newly laid carpet. Coving.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Two piece

white suite with aqua-board surrounds comprising panelled bath with monsoon shower over, additional shower attachment and glass screen enclosing; and wash hand basin with drawers under. Newly laid tiled effect vinyl flooring.

Separate W/C

Obscured UPVC double glazed window to the rear. White w/c with dual push flush. Newly laid tiled effect vinyl flooring.

EXTERNALLY

To The Front

Entrance light. Area laid to lawn. Border with a variety of plants and shrubs. Gravel and tarmac driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed west facing garden comprising paved patio area to the immediate rear, area laid to lawn, tree and raised border. Outside tap and light. Enclosed by fencing.

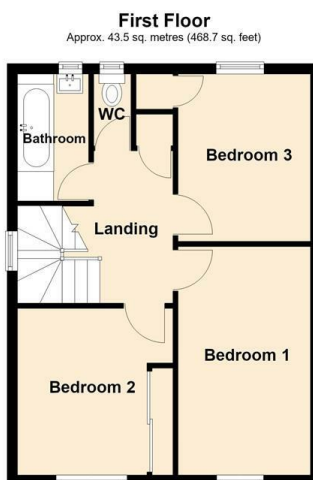
Garage/Store

11'8 x 7'7 (3.56m x 2.31m)

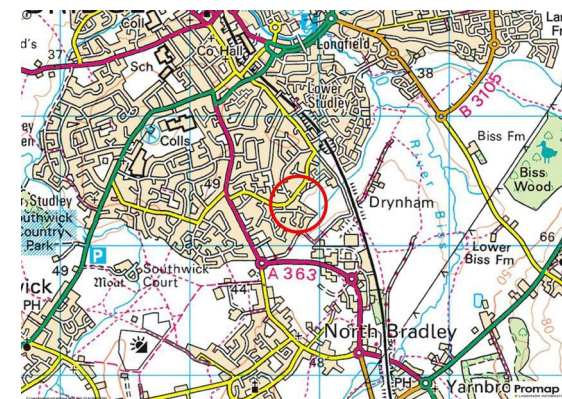
Up and over door to the front. Power and lighting.



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



Total area: approx. 108.0 sq. metres (1162.8 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.