



Whitehaven, 1 Holbrook Lane Trowbridge BA14 0PT

A fantastic opportunity to purchase 'Whitehaven', a large detached, double fronted family home built in 1925, situated on an enviable plot of 0.3 of an acre within the well-regarded Holbrook Lane, close to popular primary school, town centre, railway station and retail Park. This spacious property boasts potential to extend into a larger family home and convert the existing four bay detached garage into annexe accommodation, the garden also boasts potential to develop further, all subject to local authority permission. Standout features include large beautifully tended, private grounds, sweeping driveway with parking for at least 10 vehicles, two large reception rooms, kitchen/breakfast room, utility/boot room, shower room with w/c, family bathroom and two large bay fronted bedrooms and third double sized bedroom with ensuite potential. Viewing is highly recommended, strictly by appointment only and offered for sale with the added appeal of no onward chain.

Offers Over £595,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Fan light glazed, hardwood door to the side. UPVC double glazed windows to the side. Radiator. Hanging space for coats and shoes. Vinyl flooring. Window and glazed door the:

Large Entrance Hall

Two radiators. Stairs to the first floor. Wood flooring. Smoke alarm. Doorway to the kitchen/dining/family room. Glazed door to the utility/boot room. Panelled door to:

Living Room

17'2" x 14'1" (5.23 x 4.28)

UPVC double glazed bay window to the front. Two radiators. Feature open fireplace with stone surrounds and hearth. Recess display shelving and high level display shelving. Television point.

Dining/Family Room

17'3" x 10' (5.27 x 3.06)

Dual aspect with UPVC double glazed windows to the rear and side. Three radiators. Built-in cupboard and drawers. Space for dining table and sofa. Television point. Latched door to cupboard housing wall mounted Worcester combi boiler. Opening to the:

Kitchen/Breakfast Room

17'2" x 11'12" (5.22 x 3.65)

UPVC double glazed bay window to the front. Radiator. Range of shaker style wall, base and drawer units with tiled splash-backs and marble effect worktop. Breakfast island with marble effect worktop. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven and grill. Built-in stainless steel four ring gas hob with extractor hood over. Plumbing for dishwasher. Panelled door to large walk-in pantry cupboard with shelving, power and light. Space for fridge/freezer. Wood flooring and ceiling rose.

Utility/Boot Room

9'5" x 9'4" min (2.88 x 2.85 min)

UPVC double glazed window and door to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine and space for dryer. Open fronted cloak cupboard. Large storage recess with shelving, fuse box and electric meter. Access to loft space. Wood effect vinyl flooring. Panelled door to the:

Ground Floor Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Modern three piece white suite comprising corner shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Extractor fan. Wood effect vinyl flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Smoke alarm. Access to part boarded loft space with light. Panelled doors off and glazed door into: small storage cupboard.

Bedroom One

19'8" x 13'1" (6.0 x 4.0)

Dual aspect with UPVC double glazed bay window to the front and two UPVC double glazed windows to the side. Two radiators. Panelled door to walk-in wardrobe with UPVC double glazed window to the side, power and light.

Bedroom Two

13'6" x 13'1" (4.12 x 4.0)

UPVC double glazed bay window to the front. Radiator. Television point.

Bedroom Three

10'7" x 10'1" (3.22 x 3.07)

UPVC double glazed window to the rear. Radiator. Door to large built-in cupboard with potential to be converted into ensuite.

Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Modern three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over, pedestal wash hand basin and w/c with dual push flush. Glazed double doors to storage cupboard with shelving. Tiled effect vinyl flooring. Extractor vent.

EXTERNALLY

To The Front & Side

Whitehaven is approached by a large sweeping tarmac driveway leading to garages providing off road parking for over ten vehicles. Entrance light to front door. Raised brick built bed with plants and shrubs. Areas laid to lawn and well stocked borders with a variety of plants, trees and shrubs. External power point at the front and additional external power point to the side of garage. Paved and gravel areas to the side. Gas meter. Double gates to both sides leading to access to the rear. Pedestrian gate to the rear garden. All enclosed by fencing.

To The Rear

Large, established gardens with a high level of privacy comprising large area laid to lawn, large paved patio area with paved pathway leading the length of the garden, small wildlife pond, raised fishpond with filter and power point, additional area laid to lawn and patio area; and well stocked borders with a variety of plants, trees and shrubs. Garden shed. Vegetable garden area. External power point, light and tap. All enclosed by walling or 6ft fencing.

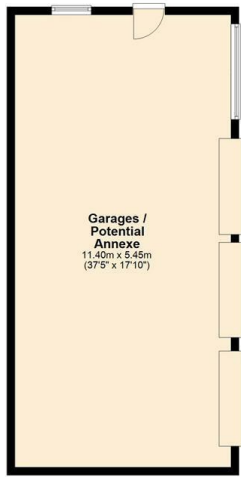
Garages (Potential Annexe)

37'5" x 17'11" (11.4 x 5.45)

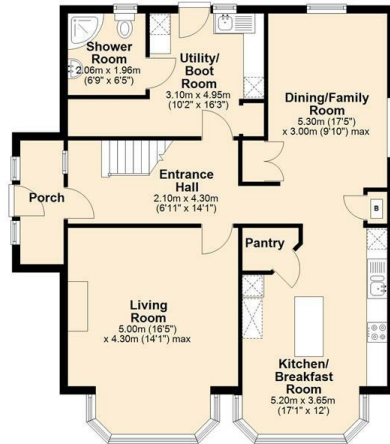
Three up and over doors to the front. UPVC double glazed window to the front - garage door available to reinstate if required. Window and door to the side. Power and lighting. Access to large partially boarded eaves storage space. Fuse box. Four external lights



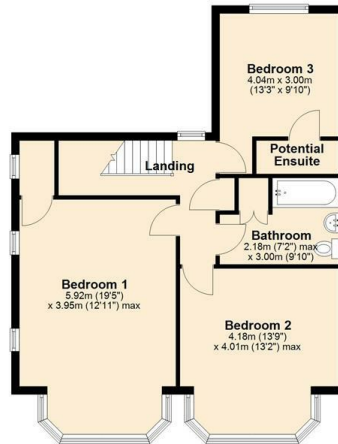
Tenure **Freehold**
 Council Tax Band **E**
 EPC Rating **D**



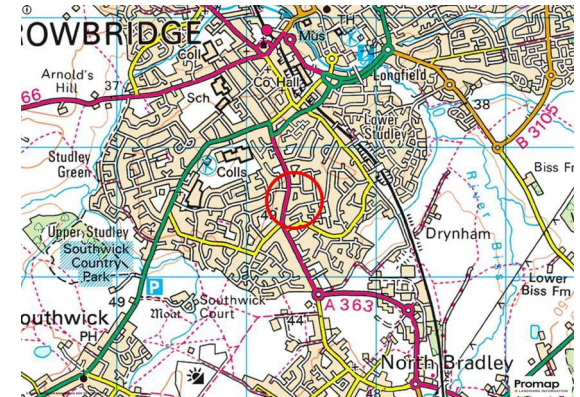
Ground Floor
 Approx. 148.4 sq. metres (1597.2 sq. feet)



First Floor
 Approx. 66.2 sq. metres (712.8 sq. feet)



Total area: approx. 214.6 sq. metres (2310.0 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.