



KINGSTONS



## 9B Frome Road

Southwick Trowbridge BA14 9QB

A fantastic opportunity to purchase a spacious four bedroom detached property situated on a good sized plot within the highly regarded village of Southwick close to primary school, country park, shop and pub. Well presented and modern accommodation comprises entrance hall, living room, large kitchen/dining room with Smeg range cooker, orangery with tri-fold doors onto gardens, cloakroom, en suite shower room, family bathroom, and family/games room (converted double garage). The property boasts UPVC double glazing, gas central heating system, good sized south-east facing garden with private aspect and gravel driveway providing off road parking for 3-4 vehicles. Early viewing is highly recommended.

**Guide Price £460,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed window and door to the side. Mat-well. Radiator. Slate tiled flooring. Stairs to the first floor. Doors off and into: Cloak cupboard.

### Living Room

15'7 x 11'1 (4.75m x 3.38m)  
Two UPVC double glazed windows to the front. Two radiator. Feature stone open fireplace, Coving. Television point. Bi-fold doors to the:

### Kitchen/Dining Room

26'9 x 18'6 max- l-shaped (8.15m x 5.64m max-l-shaped)  
UPVC double glazed windows and door to the rear. Radiator. Extensive range of modern high gloss wall, base, drawer and larder units with quartz work surfaces. One and a half bowl sink drainer unit with mixer tap. Smeg range cooker with glass splash-back and extractor hood over. Space for fridge/freezer. Enclosed Worcester boiler. Door to under stairs storage cupboard. Space for dining table. Slate tiled flooring. Opening to the:

### Orangery

16'4 x 11'1 (4.98m x 3.38m)  
UPVC double glazed window to the rear. Three double glazed Velux windows. Double glazed tri-fold doors to the side. Radiator. Wood flooring and inset ceiling spotlights.

### **Cloakroom**

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-backs and w/c with dual push flush. Slate tiled flooring and coving.

### **Family/Games Room (Converted Double Garage)**

17'1 x 16'3 (5.21m x 4.95m)

Window to the side. Radiator. Access to loft storage. Smoke alarm. Double door to large utility cupboard with plumbing for washing machine and modern fuse box.

### **FIRST FLOOR**

#### **Landing**

Smoke alarm. Access to loft space. Doors off and into: large airing cupboard housing hot water tank and shelving.

#### **Bedroom One**

12'10 x 11'8 (3.91m x 3.56m)

UPVC double glazed window to the front. Radiator. Coving. Door to the:

#### **En Suite Shower Room**

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece suite with tiled surrounds comprising shower cubicle with rainfall shower over, additional shower attachment and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

#### **Bedroom Two**

10'3 x 9'8 (3.12m x 2.95m)

UPVC double glazed window to the rear, Radiator. Coving.

### **Bedroom Three**

11'10 x 7'4 (3.61m x 2.24m)

UPVC double glazed window to the front. Radiator. Coving.

### **Bedroom Four**

8'5 x 6'9 (2.57m x 2.06m)

UPVC double glazed window to the rear. Radiator. Wood flooring and coving.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and coving.

### **EXTERNALLY**

#### **To The Front**

Large gravel driveway providing off road parking for 3-4 vehicles. Outside lights. Gate to side pathway leading to the rear. Gate to the front garden with path leading to the front door, area laid to lawn and a variety of trees and shrubs.

#### **To The Rear**

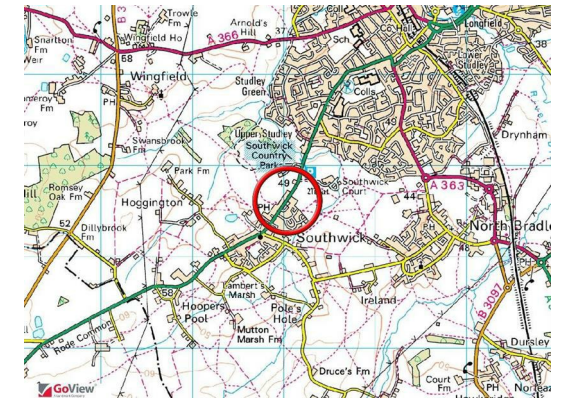
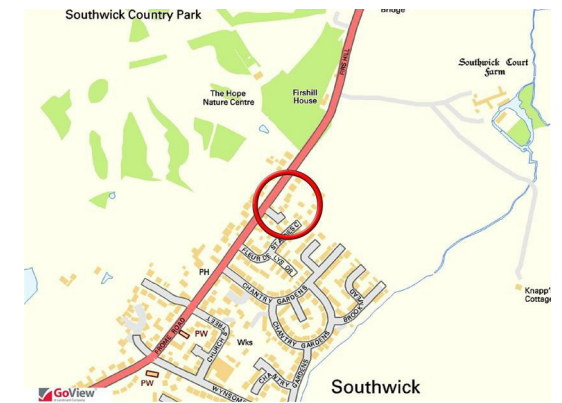
Good sized south-east facing garden with private aspect comprising large flagstone patio area to the immediate rear, area laid to lawn, gravel area with seating, fish pond with water feature and well stocked borders with a variety of plants, trees and shrubs. Greenhouse. External tap and lighting. All enclosed by fencing and walling.



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



Total area: approx. 158.6 sq. metres (1707.5 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.