



KINGSTONS

10 Ragleth Grove

Trowbridge BA14 7LE

A deceptively spacious and updated three/four bedroom detached chalet style property situated on a good sized plot in a sought-after cul-de-sac off the well regarded Victoria Road on the Hilperton side of town. Beautifully presented, modern interior comprises hallway, refitted cloakroom, 21ft living room, 22ft refitted kitchen/dining room, four good sized bedrooms, and refitted bathroom. Features include UPVC double glazing, gas central heating system, front garden, side vegetable garden and private rear garden; garage and driveway providing off road parking for several vehicles. Viewing is highly recommended.

Offers In The Region Of £460,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured glazed door to the front. Two radiators. Herringbone wood effect flooring, coving and inset LED spotlights. Stairs to the first floor. Smoke alarm. Modern doors off and into: understairs storage cupboard.

Living Room

21'0 x 11'9 max (6.4m x 3.58m max)
UPVC double glazed windows to the front and side. Three radiators. Feature fireplace with wood mantle and tiled hearth. Television point. UPVC double glazed French doors to the rear.

Kitchen/Dining Room

22'6 x 12'0 max (6.86m x 3.66m max)
Two UPVC double glazed windows to the rear. Two radiators. Extensive range of modern wall, base, drawer and larder units with tiled splash-backs and granite effect work surfaces. Inset double sink, single drainer unit with mixer tap. Built-in electric oven and four-ring hob with contemporary extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for dining table. Tiled flooring and inset LED spotlights. UPVC double glazed door to the rear. Modern door to:



Bedroom Three/Family Room

17'9 x 7'6 (5.41m x 2.29m)

UPVC double glazed windows to the front and rear. Radiator. Inset LED spotlights.

Bedroom Four

9'0 x 8'0 (2.74m x 2.44m)

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

Refitted Cloakroom

High level UPVC double glazed window to the front. Radiator. Two piece white suite comprising corner wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring, coving and inset LED spotlight.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Balustrade. Smoke and carbon monoxide alarms. Coving and inset LED spotlight. Access to loft space. Modern doors off.

Bedroom One

13'3 x 12'0 (4.04m x 3.66m)

UPVC double glazed window to the front. Radiator. Built-in cupboard. Airing cupboard housing combi boiler, approx 3 years old and serviced annually. Access to eaves storage.

Bedroom Two

11'8 x 10'6 (3.56m x 3.2m)

UPVC double glazed window to the front. Radiator. Built-in run of wardrobes and cupboard. Access to eaves storage.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Additional cupboard and shelving. Vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch. Area laid to lawn and well stocked borders with a variety of plants and shrubs. Outside tap and light. Pedestrian access to both sides leading to the rear and side gardens. Driveway providing off road parking for 3-4 vehicles.

Side Garden

Area laid to paving and lawn with raised vegetable beds. Greenhouse. Outside tap.

Rear Garden

Enclosed garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and well stocked borders with a variety of plants and shrubs; and pear tree. All enclosed by fencing.

Garage

17'9 x 8'8 (5.41m x 2.64m)

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



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



Total area: approx. 127.5 sq. metres (1372.4 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.

