



43 Kingfisher Close

Trowbridge BA14 7GH

A well presented, double fronted, detached family home situated on the West Ashton side of town, tucked away at the end of a cul-de-sac over looking parkland, Biss Meadow and countryside. The spacious interior arranged over three floors boasts entrance hall, cloakroom, dual aspect living room with patio doors onto garden, family room, kitchen/dining room with integrated appliances, granite work surfaces and patio doors onto gardens, utility room, cloakroom, five DOUBLE bedrooms, family bathroom, ensuite shower room to main bedroom and Jack & Jill en suite to top floor bedrooms. Additional features include UPVC double glazing, gas central heating system, private gardens with south facing private aspect, garage, EV charging point and driveway providing off road parking. Viewing is highly recommended.

Guide Price £425,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. UPVC double glazed windows to the sides. Radiator. Tiled flooring and dado rail. Stairs to the first floor with cupboard under. Smoke alarm. Fuse box. Thermostat. Doors off and into: coat cupboard.

Living Room

20'9 x 12'2 (6.32m x 3.71m)
UPVC double glazed window to the front. Two radiators. Feature stone fireplace. Television and telephone points. UPVC double glazed French doors to the rear.

Family Room

11'6 x 11'5 (3.51m x 3.48m)
UPVC double glazed window to the front. Radiator.

Kitchen/Dining Room

14'7 x 12'8 (4.45m x 3.86m)
UPVC double glazed window to the rear. Two radiators. Extensive range of wall, base and drawer units with tiled splash-backs and granite work tops. Inset stainless steel one and half bow sink unit with swan neck mixer tap, drinking water tap and bevelled drainer. Five ring range cooker with double oven and extractor over. Integrated dishwasher and fridge/freezer. Space for table. Tiled flooring and inset ceiling spotlights. Access to loft space. UPVC double glazed French doors to the side. Door to the:

Utility Room

8'6 x 4'8 (2.59m x 1.42m)
Radiator. Wall and base units with tiled splash-backs and granite work tops. Inset stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for additional appliance. Enclosed Ideal boiler. Heating controls. Wood effect flooring and inset ceiling spotlights. Extractor fan. Double glazed door to the side.

Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite comprising wash hand basin and dual flush w/c. Tiled flooring.



FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Smoke alarm. Stairs to the second floor.

Bedroom One

16'7 x 12'2 (5.05m x 3.71m)

UPVC double glazed window to the front with far reaching views over Biss Meadow. Two radiators. Thermostat. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising large shower with mains shower and sliding doors enclosing, twin pedestal wash hand basins and dual flush w/c. Wood effect vinyl flooring and inset ceiling spotlights. Shaving point.

Bedroom Four

11'5 x 11'2 (3.48m x 3.4m)

UPVC double glazed window to the front with far reaching views over Biss Meadow. Radiator.

Bedroom Five

11'5 x 9'9 (3.48m x 2.97m)

UPVC double glazed window to the side with far reaching views over Biss Meadow. Radiator.

Family Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, mains shower over and glass screen enclosing, pedestal wash hand basin and dual flush w/c. Wood effect vinyl flooring and inset ceiling spotlights. Shaving point. Extractor fan.

SECOND FLOOR

Landing

Velux window to the rear. Radiator. Doors off.

Bedroom Two

18'4 x 12'2 (5.59m x 3.71m)

UPVC double glazed window to the front with far reaching views over Biss Meadow. Radiator. Door to Jack & Jill en suite.

Bedroom Three

18'5 x 11'5 (5.61m x 3.48m)

UPVC double glazed window to the front with far reaching views over Biss Meadow. Radiator. Door to Jack & Jill en suite.

Jack & Jill En Suite

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower with mains shower and bi-fold doors enclosing, pedestal wash hand basin and dual flush w/c. Wood effect vinyl flooring and inset ceiling spotlights. Shaving point. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with entrance light. Well stocked borders with a variety of plants and shrubs. Driveway providing off road parking. EV charging point.

To The Rear

Enclosed private gardens with south facing aspect comprising paved patio area to the immediate rear, area laid to lawn and a variety of trees and shrubs. Outside tap. Enclosed by fencing and walling.

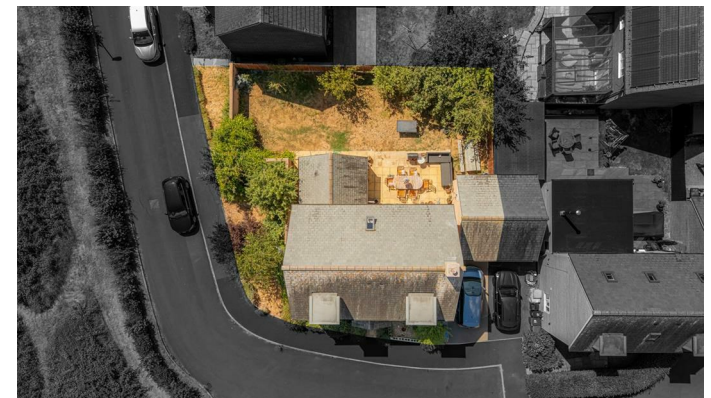
Garage

16'5 x 8'2 (5m x 2.49m)

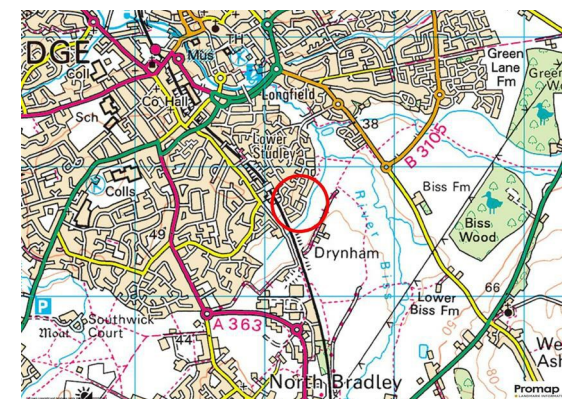
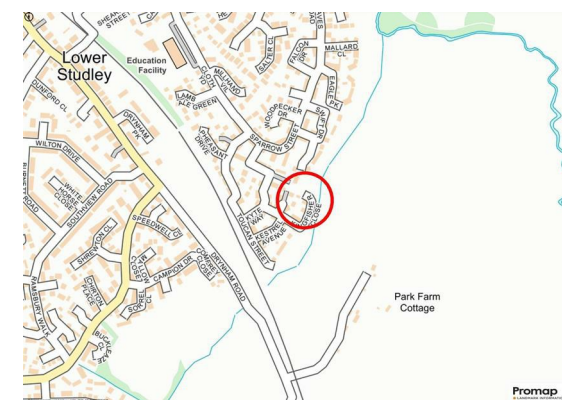
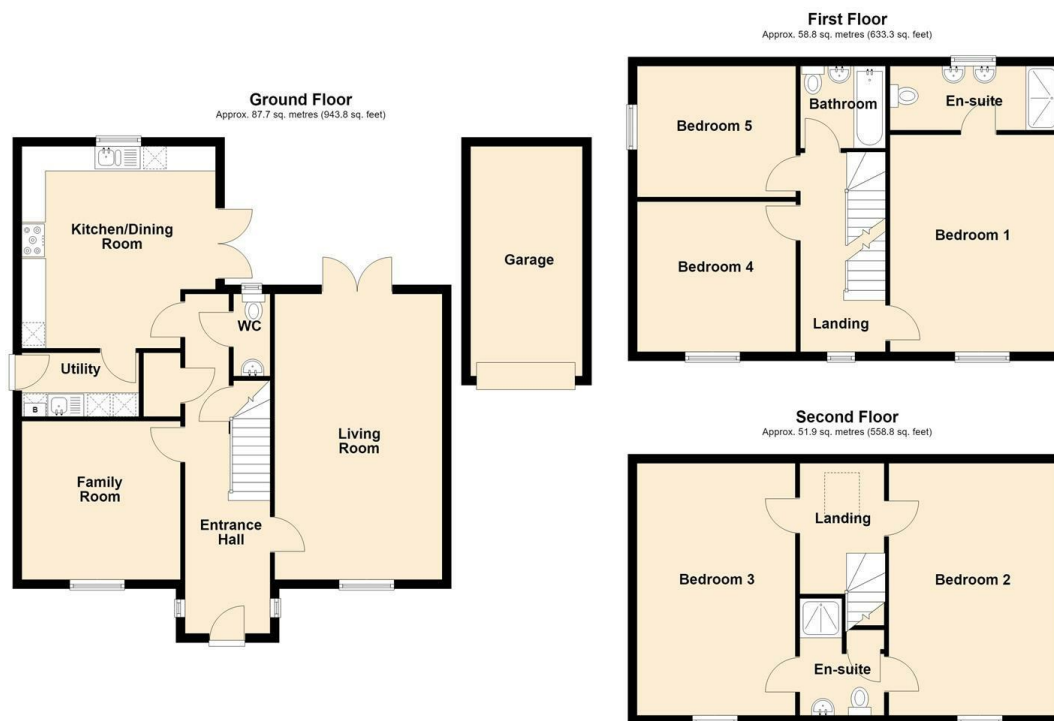
Up and over door to the front. Power and lighting. Eaves storage.

ESTATE CHARGE:

approx. £160pa



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.