8B High Street

Steeple Ashton Trowbridge BA14 6EL

A brand new detached house, located in the prestigious and highly sought after village of Steeple Ashton. The property has been built to exacting standards and finished to a high specification. Accommodation comprises entrance porch, good sized hallway, superb open plan kitchen/dining family room with bi-fold doors into garden, sitting room, utility, shower room, ground floor bedroom/additional reception room, and two first floor double bedrooms, both with en suite. The property benefits from oak internal doors, contemporary sanitary ware, under-floor heating to the ground floor, traditional radiators to the first floor, UPVC double glazing, air source heat pump and solar panels providing electric, heating and hot water. External features include driveway providing parking for several vehicles with EV charging point, and low maintenance landscaped garden with private aspect.

Guide Price £495,000

ACCOMMODATION
All measurements are approximate

Entrance Porch
Obscured double glazed composite door to the front. Recessed ceiling lights. Electric fuse board. Half glazed oak door into:

Hallway
Stairs to the first floor with two oak doors into under stairs storage cupboards; housing high capacity water cylinder and valves for under-floor heating. Wall thermostat. Recessed ceiling lights. Oak door to reception room/bedroom three. Half glazed oak door into:

Kitchen/Dining/Family Room
27'7" x 11'10" (8.40 x 3.60)
Triple aspect room with UPVC double glazed windows to sides and rear, and double glazed bi-fold doors opening onto rear garden patio. Opening into utility. Opening into sitting room.

Kitchen Area
Beautifully fitted range of shaker style units with marble worktops and up stands. Inset sink with mixer tap. Built-in five ring hob with chimney extractor over. Built-in high level double oven. Integrated dishwasher and full height fridge and separate freezer.

Sitting Room
10'6" x 9'3" (3.20 x 2.83)
UPVC double glazed window to front. Recessed ceiling lights.

Reception Room/Bedroom Three
10'6" x 9'4" (3.20 x 2.85)
UPVC double glazed window to front. Recessed ceiling lights.

Utility Room
6' x 6' (1.84 x 1.83)
Half UPVC double glazed door to rear. UPVC double glazed window to side. Shaker style unit with wood effect worktop. Inset sink drainer unit with mixer tap. Plumbing for washing machine and space for tumble dryer. Ceiling extractor. Recessed ceiling lights. Oak door to:

Shower Room
Three piece white suite comprising large shower enclosure with rain-fall shower over, additional shower wand and glass doors enclosing, wash hand basin with cupboard under, and low level WC. Chrome ladder style towel radiator. Illuminated mirrored bathroom cabinet. Recessed ceiling lights. Extractor.

FIRST FLOOR

Landing
Recessed ceiling lights. Oak doors to bedrooms.

Bedroom One
18'1" x 14'1" max (5.50 x 4.30 max)
UPVC double glazed window to front with distant views over farmland. Radiator. Wall lights and recessed ceiling lights. Oak door to:

En Suite Bathroom
Double glazed Velux window. Three piece white suite comprising panelled bath with rain-fall shower over, additional shower wand and glass screen enclosing, wash hand basin with cupboard under, and low level WC. Black ladder style towel radiator. Recessed ceiling lights. Extractor.

Bedroom Two
18'1" x 9'5" (5.50 x 2.88)
UPVC double glazed window to front with distant views over farmland. Radiator. Wall lights and recessed ceiling lights. Oak door to:

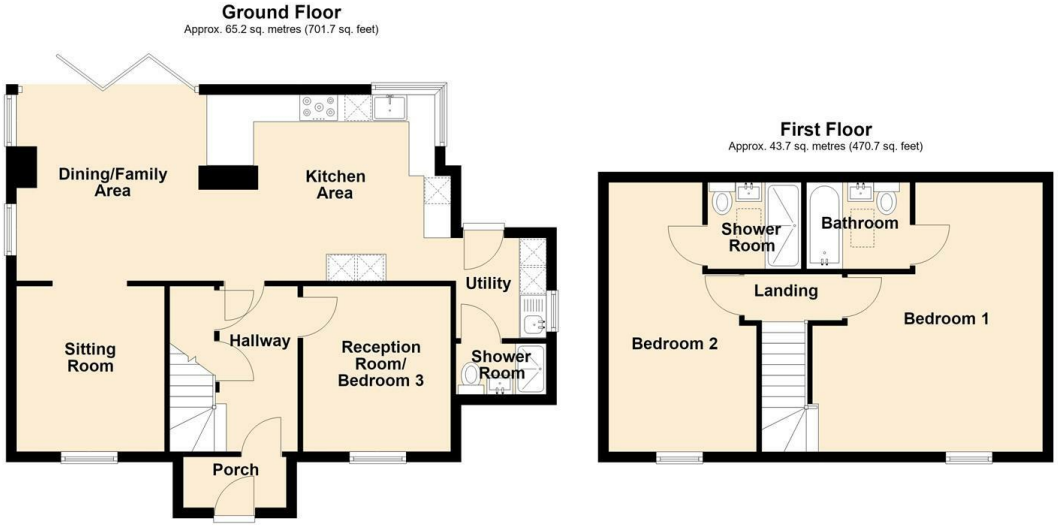
En Suite Shower Room
Double glazed Velux window. Three piece white suite comprising large shower cubicle with rain-fall shower over, additional shower wand and glass screen enclosing, wash hand basin with cupboard under, and low level WC. Chrome ladder style towel radiator. Recessed ceiling lights. Extractor.

EXTERNALLY

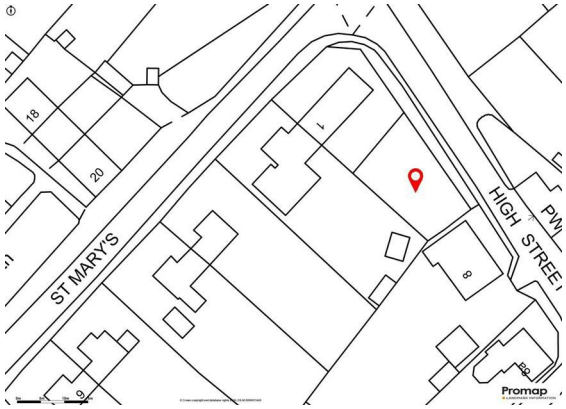
To The Front & Side
Steps leading up to the front door with entrance lights. Area laid to lawn with Laurel hedging. Block paved driveway leading to gravel driveway providing off road parking for 4-5 vehicles. Additional lighting. Gated pedestrian access to the garden. Border enclosed by cut timber. Enclosed by fencing and hedgerow.

Garden
Low maintenance landscaped garden to the rear and side of the property with private aspect; comprising paved patio area to the immediate rear and area laid to lawn. External lighting and power points. Timber shed. Air source heat pump. Enclosed by fencing and hedgerow.

Tenure **Freehold**
Council Tax Band **New Build**
EPC Rating



Total area: approx. 108.9 sq. metres (1172.4 sq. feet)



KINGSTONS
Trowbridge Office
5C-5D Fore Street, Wiltshire, BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.