




KINGSTONS

17 Ashleigh Grove

Trowbridge BA14 0BL

A very well presented and updated four bedroom family home with spacious accommodation, located in a small cul-de-sac development close to the town centre, shop, bus route, railway station, schools and cinema/restaurant complex. Accommodation comprises entrance hall, refitted cloakroom, large refitted kitchen with integrated appliances and large breakfast island, open plan to family dining room, living room, refitted ensuite and refitted family bathroom. Benefits include UPVC double glazing, gas central heating, enclosed garden with private aspect and gazebo; and block paved driveway for two vehicles. Viewing highly recommended.

Offers Over £300,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Composite door to the front. Anthracite radiator. Stairs to the first floor with storage cupboard under. LVT wood effect flooring, decorative panelling and inset ceiling spotlights. Smoke alarm. Panelled doors off and into:

Refitted Kitchen

15'2 x 8'6 (4.62m x 2.59m)

UPVC double glazed window to the front. Anthracite radiator. Range of modern wall, base and drawer units with laminate work surfaces, kick space and under cupboard lighting. . Acrylic single sink drainer unit with pull-down spray mixer tap. Built-in AEG induction hob with extractor over. Built-in high level Neff double oven. Integrated dishwasher, washing machine and fridge/freezer. Large breakfast island with cupboard under. LVT wood effect flooring and inset ceiling spotlights. Open plan to the:

Family/Dining Room

15'9 x 11'6 max (4.8m x 3.51m max)

UPVC double glazed window and patio doors to the rear. Radiator. LVT wood effect flooring and coving. Television point. Panelled door to the hall. Panelled door to the:

Living Room

16'0 x 7'8 (4.88m x 2.34m)

UPVC double glazed window to the front. Anthracite radiator. LVT wood effect flooring and inset ceiling spotlights. Television point. Contemporary electric fire.



Refitted Cloakroom

Obscured UPVC double glazed window to the front. Anthracite radiator. Two piece white suite comprising wash hand basin with cupboard under and dual flush w/c. LVT wood effect flooring. Fuse box.

FIRST FLOOR

Landing

Access to loft space. Smoke alarm. Inset ceiling spotlights. Panelled doors off and into: linen cupboard.

Bedroom One

12'3 x 9'1 (3.73m x 2.77m)
UPVC double glazed window to the front. Radiator. Coving. Small recess. Panelled door to the:

Refitted En Suite

Black towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with rain-fall shower over, additional shower attachment and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual flush. Additional cupboard. Touch illuminated mirror. Wood effect flooring and inset ceiling spotlight. Extractor fan.

Bedroom Two

15'9 x 7'8 (4.8m x 2.34m)
Double glazed Velux windows to the front and rear with fitted blinds. Radiator.

Bedroom Three

9'5 x 9'0 max (2.87m x 2.74m max)
UPVC double glazed window to the rear. Radiator.

Bedroom Four

7'6 x 6'8 (2.29m x 2.03m)
UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower end panelled bath with rain-fall shower over, additional shower attachment and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual flush. Recessed toiletries shelving. Touch illuminated mirror. Wood effect flooring and inset ceiling spotlight. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door. Block paved driveway for two vehicles. Area laid to lawn. Gated side pedestrian access to the rear.

To The Rear

Enclosed rear garden with private aspect comprising paved patio area to the immediate rear, covered seating area, area laid to lawn and border with a variety of plants and shrubs. Garden shed. Outside tap and light. All enclosed by fencing.



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



Total area: approx. 99.2 sq. metres (1067.3 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.

