



16A Green Close Holt Trowbridge BA14 6RF

A fantastic opportunity to purchase an immaculate three bedroom detached property situated in an enviable position in a quiet cul de sac backing onto countryside. Situated in the popular village of Holt, within walking distance to the sought-after local primary school and close to amenities including shop with Post Office, cafe and two pubs. The spacious and high specification accommodation comprises entrance porch, hallway, large refitted kitchen/breakfast room with integrated appliances and breakfast island, open plan to living room and dining room, both with French doors onto south-west facing garden, cloakroom and large family bath/shower room. Benefits and upgrades include new flooring (2023), oak doors throughout, gas central heating with under-floor heating to the ground floor, UPVC double glazing and driveway providing off road parking for three vehicles. Offered for sale with no onward chain - Viewing is highly recommended.

Guide Price £380,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed door to the front. Obscured UPVC double glazed window to the side. Tiled flooring. Double doors to cloak cupboard. Oak framed glazed door to the:

Hallway

Stairs to the first floor with oak banister. Tiled flooring with under-floor heating. Smoke alarm. Oak door to the cloakroom. Open plan to the:

Refitted Kitchen/Breakfast Room (2023)

16'11 x 13'11 (5.16m x 4.24m)

UPVC double glazed window to the front. Extensive range of modern wall, base and drawer units with quartz work tops. Breakfast island. Inset sink unit with boiling water tap. Built-in four-ring induction hob with extractor hood over. Built-in high level electric oven and microwave. Integrated dishwasher, fridge/freezer, washing machine and tumble dryer. Tiled flooring with under-floor heating. Inset ceiling spotlights. Water softener. Oak door to understairs storage cupboard. Openings into the dining room and into living room.

Living Room

13'9 x 11'11 (4.19m x 3.63m)

High level UPVC double glazed window to the side. UPVC double glazed French doors to the rear. Tiled flooring with under-floor heating. Television point.

Dining Room

9'9 x 7'9 (2.97m x 2.36m)

UPVC double glazed French doors and windows to the rear. Two sky lights. Tiled flooring with under-floor heating. Television point.

Cloakroom

Obscured UPVC double glazed window to the front. Two piece white suite comprising wash hand basin with drawer under and w/c with dual push flush. Tiled flooring with under-floor heating. Extractor. Louvered double doors to cupboard housing Vaillant combi boiler - fitted 2010.

FIRST FLOOR

Landing

Oak balustrade. Smoke alarm. Oak doors off and into:

Bedroom One

13'9 x 11'11 (4.19m x 3.63m)

High level UPVC double glazed window to the side and UPVC double glazed window to the rear with views over countryside. Radiator. Large triple wardrobe with sliding doors enclosing.

Bedroom Two

10'0 x 8'1 (3.05m x 2.46m)

UPVC double glazed window to the front. Radiator. Built-in high level cupboard, double wardrobe and bedside drawers.

Bedroom Three

10'0 x 8'6 max (3.05m x 2.59m max)

UPVC double glazed window to the rear with views over countryside. Radiator.

Family Bath & Shower Room

11'10 x 7'6 (3.61m x 2.29m)

Obscured UPVC double glazed window to the front. Four piece white suite with travertine stone tiled surrounds comprising panelled bath, 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 push flush. Wall mounted cupboard. Mirror with lighting. Tiled flooring with under-floor heating. Inset ceiling spotlights.

EXTERNALLY

To The Front

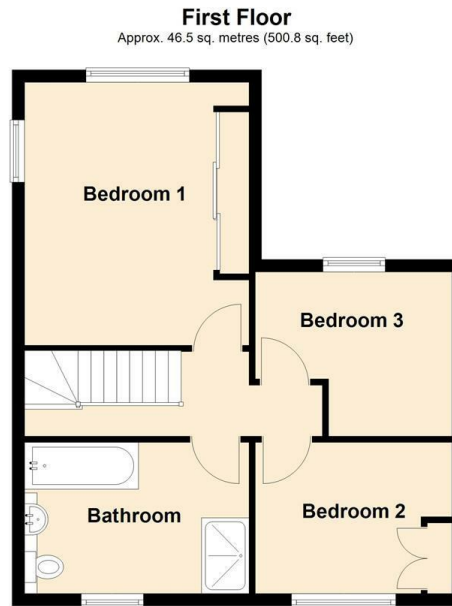
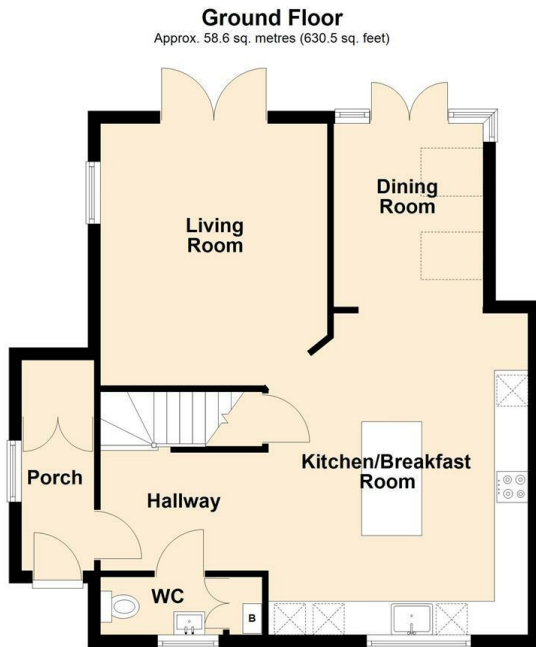
Entrance light. Tarmac driveway for three vehicles. Gated side pedestrian access to the rear. Gas and electric meters.

To The Rear

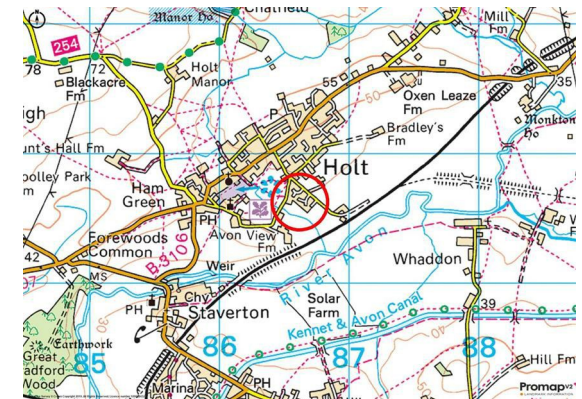
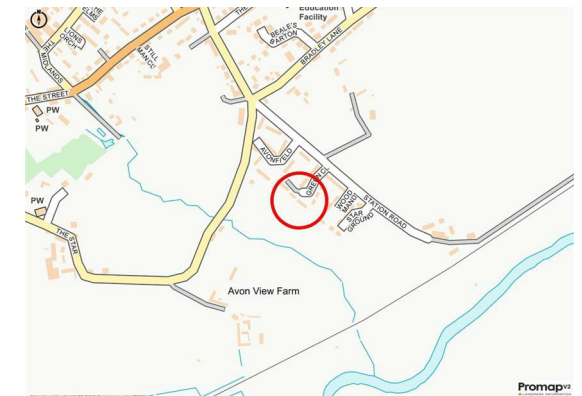
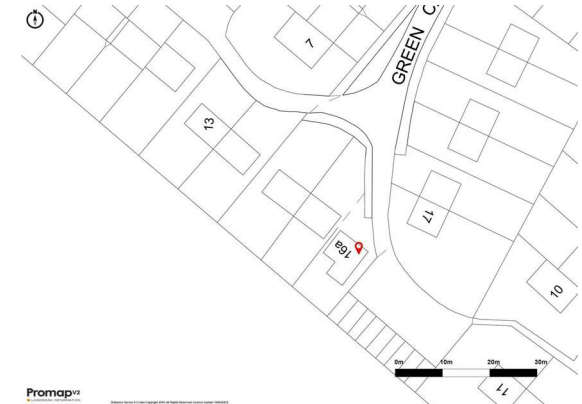
Low maintenance landscaped garden with open aspect over countryside comprising area laid to artificial lawn, decked seating area and raised bed with a variety of plants and shrubs. Garden shed. All enclosed by fencing.



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



Total area: approx. 105.1 sq. metres (1131.3 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.