

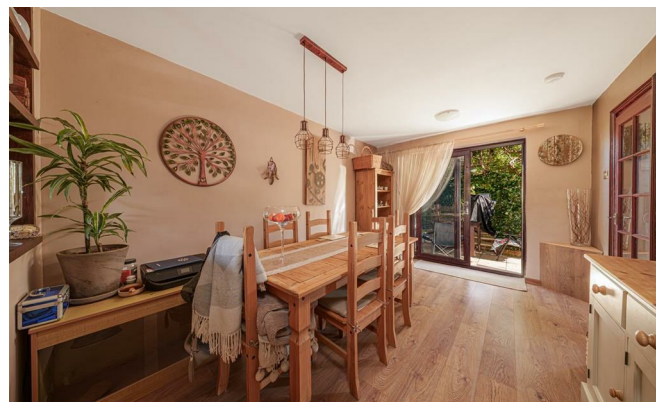


14 Frampton Court

Trowbridge BA14 9HL

A well presented three bedroom family home offering deceptively spacious living accommodation; occupying a cul de sac position in an established residential area on the outskirts of town. Accommodation comprises entrance hall, lounge, dining room, refitted kitchen, three good bedrooms (two with built-in wardrobe) and modern family bathroom. Benefits include UPVC double glazing and gardens to the front and rear.

Guide Price £240,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Stairs to the first floor. Built-in cloak cupboard with mirrored doors enclosing. Tiled flooring. Doorway to the:

Living Room

13'1 x 13'0 max (3.99m x 3.96m max)
Tilt & turn UPVC double glazed window to the front. Wood effect flooring and coving. Built-in bookcase and high level shelving. Opening to the:

Dining Room

14'2 x 9'4 (4.32m x 2.84m)
UPVC double glazed sliding patio doors to the rear garden. Wood effect flooring. Smoke alarm. Glazed door to the:

Refitted Kitchen (2018)

14'2 x 6'0 max (4.32m x 1.83m max)
UPVC double glazed window to the rear. Range of high gloss wall, base and drawer units with tiled splash-backs and laminate work surfaces. Stainless steel single sink drainer unit with mixer tap. Space for electric cooker with extractor over. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Tiled flooring.



FIRST FLOOR

Landing

Wood effect flooring. Smoke alarm. Doors off and into: large storage cupboard.

Bedroom One

13'1 x 9'5 (3.99m x 2.87m)
Tilt & turn UPVC double glazed window to the front. Built-in run of wardrobes with mirrored doors enclosing. Wood effect flooring.

Bedroom Two

10'2 x 9'5 (3.1m x 2.87m)
Tilt & turn UPVC double glazed window to the rear. Built-in run of wardrobes with mirrored doors enclosing. Wood effect flooring.

Bedroom Three

9'7 x 6'2 (2.92m x 1.88m)
Tilt & turn UPVC double glazed window to the front. Wood effect flooring. Access to loft space.

Family Bathroom

Obscured UPVC double glazed window to the rear. Electric heater. Three piece suite with fully tiled surround comprising corner bath with shower mixer tap, pedestal wash hand basin and dual flush w/c. Tiled flooring.

EXTERNALLY

To The Front

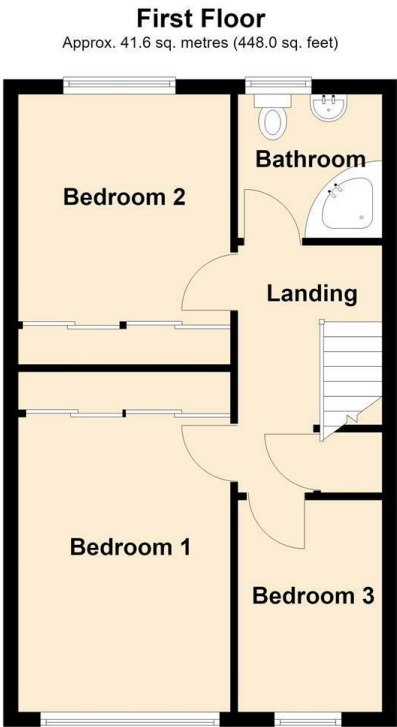
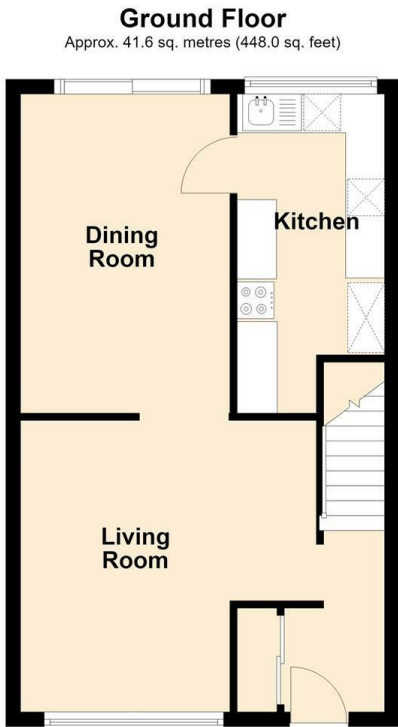
Path to the front door with storm porch over and entrance light. Area laid to lawn and various plants and shrubs.

To The Rear

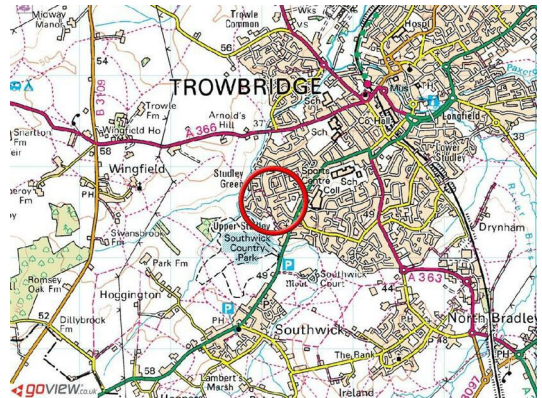
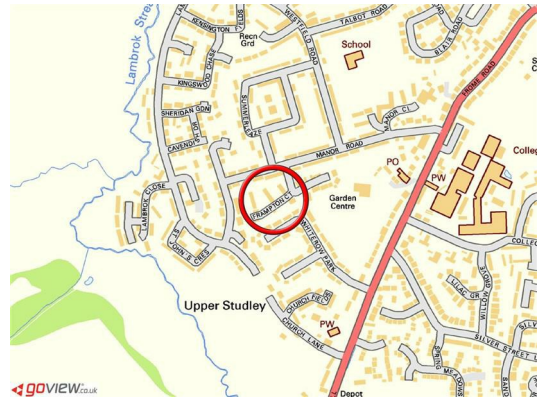
Enclosed, beautifully maintained rear garden with private aspect comprising patio area to the immediate rear, area laid to loose stone chippings, additional patio area and a variety of mature plants, trees and shrubs, including Wisteria. Garden shed. Enclosed by fencing with gated rear access.



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



Total area: approx. 83.2 sq. metres (895.9 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.