



16 Blind Lane

Southwick Trowbridge BA14 9PG

A fantastic opportunity to purchase an extended detached family home situated on the highly regarded Blind Lane in the popular village of Southwick close to primary school, Southwick country park and Farmhouse pub. The well-presented interior boasts entrance hall, kitchen, dining room, conservatory, living room, cloakroom, three good sized bedrooms, family bathroom, UPVC double glazing and gas central heating. Exterior features include garage, block paved driveway, and landscaped gardens with patio and high level of privacy. Viewing highly recommended.

Guide Price £330,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. UPVC double glazed window to the side. Radiator. Smoke alarm. Cupboard housing Gas central heating boiler. Solid oak wood flooring and coved ceiling. Stairs to the first floor. Doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Corner wash hand basin with tiled splash-backs and w/c. Vinyl flooring and coved ceiling.

Living Room

23'5" x 11'10" max (7.14m x 3.61m max)
UPVC double glazed window to the front. Radiator. Log burner with stone hearth, Television point. Coved ceiling. UPVC double glazed French doors to the:

Conservatory

12'6" x 10'10" (3.81m x 3.3m)
UPVC double glazed and brick construction with French doors to the side. Tiled flooring.



Kitchen

8'8" x 8'7" (2.64m x 2.62m)

UPVC double glazed window to the rear. Kick space heater. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel sink drainer unit with swan neck tap. Electric cooker with integrated cooker hood over. Integrated dishwasher and washing machine. Understairs storage/housing for fridge/freezer. Wood effect flooring. Glazed door to the:

Dining Room

10'3" x 7'5" (3.12m x 2.26m)

UPVC double glazed French door and window to the rear. Radiator. Wood flooring and coved ceiling. Door to the garage.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Coved ceiling. Doors off and into: airing cupboard with shelving.

Bedroom One

12'9" x 9'10" (3.89m x 3m)

UPVC double glazed window to the front. Radiator. Wood effect flooring and coved ceiling.

Bedroom Two

11'2" x 10'6" (3.4m x 3.2m)

UPVC double glazed window to the rear. Radiator. Wood effect flooring and coved ceiling.

Bedroom Three

8'5" x 7'11" (2.57m x 2.41m)

UPVC double glazed window to the front. Radiator. Cupboard with shelving.

Family Bathroom

6'09" x 5'08" (2.06m x 1.73m)

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboards under and w/c. Vinyl flooring and coved ceiling.

EXTERNALLY

To The Front

Block paved driveway. Outside light. Well stocked flower and shrub borders with hedgerow enclosing. Path and side gated pedestrian access.

To The Side

Block paved area with shed and bin storage.

To The Rear

Established rear garden with a high level of privacy comprising patio area to the immediate rear, area laid to lawn with well stocked flower and shrub borders and pathway to seating area. Enclosed by hedgerow and fencing.

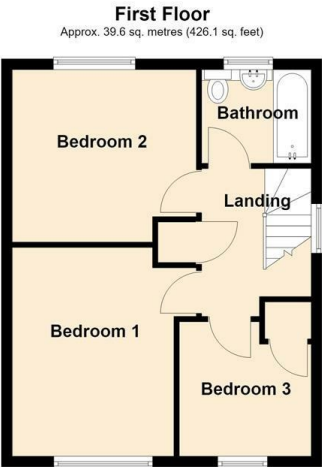
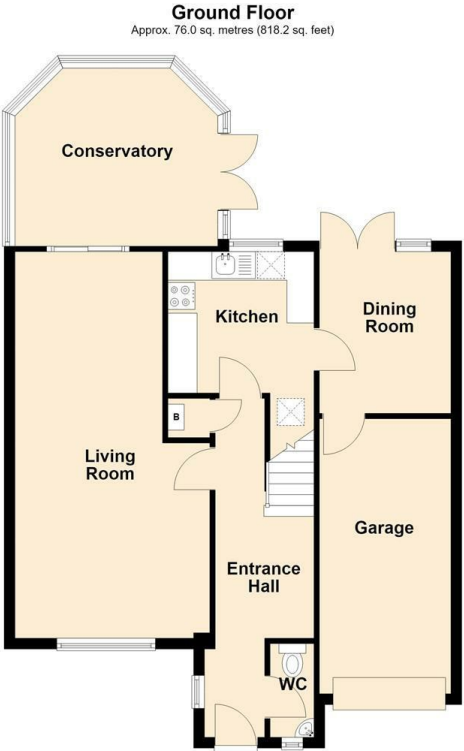
Garage

16'6" x 8'3" (5.03m x 2.51m)

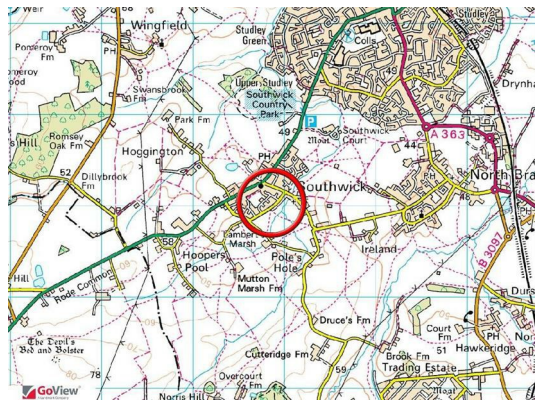
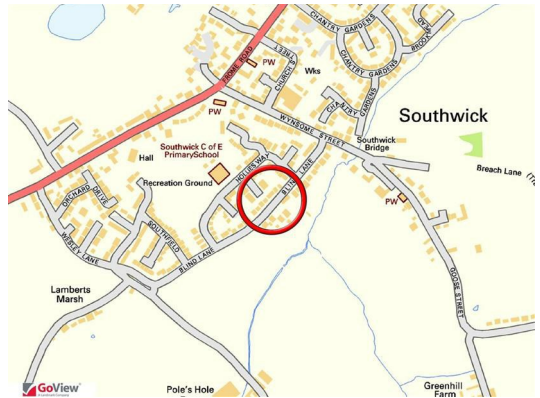
Up and over door to the front. Power and lighting. Fuse box and gas meter. Plumbing for washing machine.



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



Total area: approx. 115.6 sq. metres (1244.3 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.