



KINGSTONS



162 Frome Road

Trowbridge BA14 0DL

A fantastic opportunity to purchase a 3/4 bedroom detached, Edwardian family home boasting plenty of features and situated on a large plot with potential to extend subject to planning. Conveniently located near to bus route, primary and secondary schools, shop, garden centre with restaurant and Southwick Country park. The deceptively spacious accommodation comprises entrance hall, two reception rooms, kitchen/breakfast room, utility/boot room, cloakroom, family bathroom, three double bedrooms and loft room. Additional features include large private gardens, uPVC double glazed windows, gas central heating and parking at the rear for up to three vehicles. Viewing is highly recommended - no onward chain.

Offers Over £345,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

UPVC double glazed window to the front with transom window over. Radiator. Stairs to the first floor. Wood effect flooring, dado rail, cornice and coving. Cupboard housing fuse box and electric meter. Panelled doors off and into:

Living Room

14'2" x 12'6" (4.32 x 3.80)

Bay to the front with UPVC double glazed windows and stone mullions. Radiator. Feature stone fireplace with fire inset. Television and telephone points. Wood effect flooring, picture rail, coving and ceiling rose. Glazed double doors to the:

Dining Room

13'12" x 10'9" (4.26 x 3.28)

UPVC double glazed window to the side. Radiator. Wood effect flooring, picture rail, coving and ceiling rose. UPVC double glazed door to the rear with transom window over. Panelled door to the hall.

Kitchen/Breakfast Room

12'7" x 10'6" (3.84 x 3.20)

UPVC double glazed window to the side. Vertical radiator. Extensive range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor over. Integrated dishwasher and fridge/freezer. Tiled flooring and inset ceiling spotlights. Obscured UPVC double glazed door to the:

Utility/Boot Room

10'5" x 9'7" (3.17 x 2.93)

UPVC double glazed window to the rear. Radiator. Base mounted units with tiled splash-backs and rolled top work surface. Stainless steel single sink drainer unit with mixer tap. Wall mounted Glow-Worm combi boiler. Tiled flooring and inset ceiling spotlights. Obscured UPVC double glazed door to the side. Panelled door to the:

Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite comprising wash hand basin and w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Landing

Balustrade. Cornice. Space saving stairs to to loft room. Panelled doors off and into:

Bedroom One

13'12" x 10'10" (4.26 x 3.29)

UPVC double glazed window to the rear. Radiator. Picture rail. Panelled door to the:

En Suite

Obscured UPVC double glazed window to the side. Chrome towel radiator. Two piece white suite with tiled surrounds comprising corner wash hand basin and shower cubicle with mains shower over and door enclosing. Tiled flooring.

Bedroom Two

10'10" x 10'2" (3.30 x 3.10)

Two UPVC double glazed windows to the front with stone mullion. Radiator. Picture rail.

Bedroom Three

10'6" x 9'5" (3.19 x 2.87)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and light.

Loft Room

16'3" x 11'5" (4.96 x 3.48)

Double glazed Velux window to the rear. Radiator. Exposed stone walls. Inset ceiling spotlights. Access to eaves storage.

EXTERNALLY

To The Front

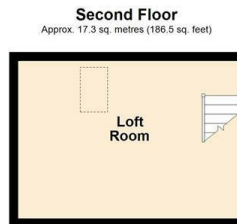
Gate and pathway leading to the front door with storm porch over. Areas laid to loose stone chippings. Gated side pedestrian access to the rear. Enclosed by stone walling and fencing.

To The Rear & Side

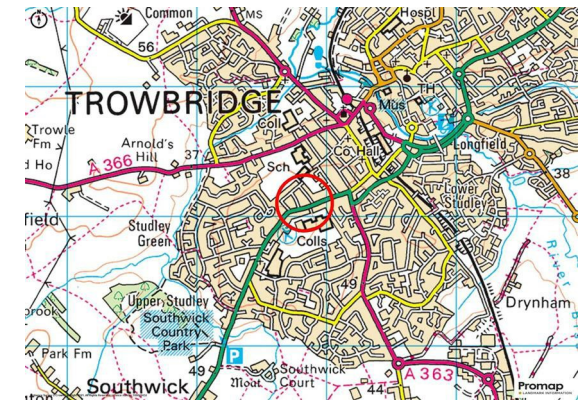
Good sized, low maintenance, enclosed garden with private aspect comprising paved courtyard area to the side leading to large paved patio area, small area laid to lawn and border with a variety of plants and shrubs. Summer house and garden shed. Outside tap and light. EV charging point. All enclosed by fencing with gated rear pedestrian access leading to driveway providing off road parking for up to three vehicles.



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



Total area: approx. 128.8 sq. metres (1385.9 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.