



55 Frome Road

Southwick Trowbridge BA14 9QG

A beautifully presented, extended and updated cottage full of character and with a good sized south facing landscaped garden, situated in the village of Southwick close to primary school, country park, shop and pub. Deceptively spacious accommodation comprises entrance hall, sitting room, dining room with inglenook fireplace, living room with feature fireplace, refitted kitchen/breakfast room with bi-fold doors onto gardens, three double bedrooms and family bathroom. Features include slate tiled flooring and exposed beams, UPVC double glazing, gas central heating and off road parking. Internal viewing highly recommended - vendor suited.

Offers Over £360,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Slate tiled flooring, exposed beam and inset ceiling spotlights. Glazed door to the kitchen. Latched doors off and into:

Sitting Room

16'0 x 10'2 (4.88m x 3.1m)
UPVC double glazed windows to the front and rear. Radiator. Slate tiled floor, exposed beam and inset ceiling spotlight. Built-in cupboards.

Dining Room

13'1 x 11'7 (3.99m x 3.53m)
UPVC double glazed window to the front. Radiator. Inglenook fireplace with timber lintel. Slate tiled flooring, exposed beam and inset ceiling spotlights. Stairs to the first floor with cupboard under. Latched door to the:

Living Room

13'7 x 9'0 (4.14m x 2.74m)
UPVC double glazed French doors to the rear. Radiator. Feature brick fireplace with wood lintel, brick hearth and gas fired burner inset. Slate tiled flooring, panelling, exposed beam and inset ceiling spotlights. Television point.

Refitted Kitchen/Breakfast Room

14'10 x 14'0 (4.52m x 4.27m)
UPVC double glazed bi-fold doors to the rear. Two Velux roof windows.
Contemporary anthracite radiator. Range of shaker style base, drawer and pantry units with stone effect laminate work surfaces. Breakfast bar. One and a half bowl sink drainer unit with 'instant boiling' mixer tap. Space for range cooker. Integrated coffee machine, washing machine and fridge/freezer. Obscured UPVC double glazed door to the side. Wood effect flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

Access to part boarded loft space. Exposed beam and inset ceiling spotlights. Smoke alarm. Doors off and into:

Bedroom One

14'0 x 11'4 (4.27m x 3.45m)
UPVC double glazed window to the rear. Radiator. Exposed chimney breast with feature cast iron fireplace. Exposed wood flooring and inset ceiling spotlights.

Bedroom Two

12'3 x 9'7 (3.73m x 2.92m)
UPVC double glazed window to the front. Radiator. Feature brick fireplace with cast iron grate inset. Built-in double and single wardrobes. Coving and exposed beam.

Bedroom Three

12'3 x 9'3 (3.73m x 2.82m)
UPVC double glazed window to the front. Radiator. Exposed beam and inset ceiling spotlights. Panelled door to the large wardrobe housing Worcester combi boiler.

Family Bathroom

UPVC double glazed window to the rear. Chrome Victorian style towel radiator. Heritage three piece white suite with metro tiled surrounds comprising freestanding rolled top bath with shower mixer tap, mains shower over and glass screen enclosing, pedestal wash hand basin and w/c. Polished tiled flooring, exposed beam and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

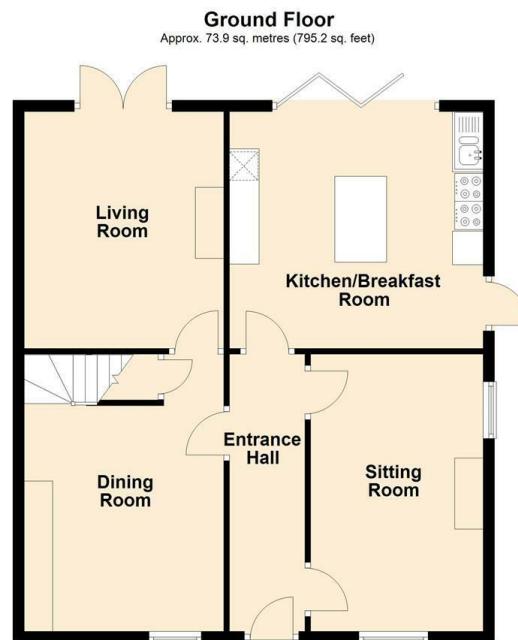
Entrance light. Block paving providing off road parking space. Part walled surrounds. Garden shed. Pedestrian access to the rear.

To The Rear

Good sized enclosed south facing landscaped gardens comprising paved patio area off the living room, two additional patio areas, area laid to lawn and well stocked borders with a variety of plants and shrubs. Outside light. All enclosed by fencing and walling with gated side pedestrian access.



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



Total area: approx. 128.3 sq. metres (1380.8 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.

