



43 Clarendon Avenue Trowbridge BA14 7BW

A beautiful example of an extended 1930's semi-detached family home, situated within the highly regarded tree lined Clarendon Avenue, close to the town centre, restaurant cinema complex & riverside walks. The spacious accommodation arranged over three floors boasts large living/dining room, large kitchen/family/dining room with vaulted ceiling and breakfast island, utility room, cloakroom, four bedrooms and luxury refitted 4 piece bath/shower room. There is a detached annexe offering comfortable open plan sleeping and living accommodation with modern fitted kitchen and shower room. This property would ideally suit a growing family or a family of two generations coming together. Additional features include driveway for approx. four cars, south facing gardens with sun terrace and large landscaped established gardens with private aspect; and a large work shop.

Guide Price £525,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite door to the front. Obscured UPVC double glazed windows to the front. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring. Fuse box and electric meter. Door to the:

Living/Dining Room

24'8" x 13'3" (7.51 x 4.04)

UPVC double glazed bay window to the front. Two feature vertical radiators. Feature open fireplace with marble hearth and wood mantle. Two illuminated alcoves with storage and shelving. Television point. Wood effect flooring. Glazed door to the utility room. Double doors and windows to the:

Kitchen/Family/Dining Room

18'12" x 13'12" (5.79 x 4.26)

UPVC double glazed window to the side with fitted blind. UPVC double glazed French doors and windows to the rear with fitted blinds. Radiator. Comprehensive range of wall, base, drawer and larder units with tiled splash-backs and granite work surfaces. Built-in eye-level stainless steel electric oven and microwave. Built-in five ring induction hob with extractor over. Island unit with granite work top with sink inset, bevelled drainer, integrated dishwasher and breakfast bar. Space for fridge/freezer. Space for dining table. Slate tiled flooring and vaulted ceiling with inset ceiling spotlights. Smoke alarm. Television point.

Utility/Boot Room

9'5" x 7'6" (2.87 x 2.28)

Obscured UPVC double glazed window and door to the side. Radiator. Selection of wall and base mounted units with rolled top work surfaces. Stainless steel sink drainer unit. Plumbing for washing machine. Large storage/cloak cupboard with sliding doors enclosing, hanging rails and shelving. Wall mounted Worcester boiler. Wood effect flooring. Door to the:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. White w/c with dual push flush. Wood effect flooring.



FIRST FLOOR

Landing

Secondary glazed stained glass window to the side. Stairs to the second floor. Inset ceiling spotlights. Doors off and into:

Bedroom One

12'9" x 9'9" (3.88 x 2.97)

UPVC double glazed window to the rear. Radiator. Feature panelled wall. Built-in in run of wardrobes with hanging rails and shelving offering extensive storage with sliding mirrored doors enclosing.

Bedroom Two

12'12" x 11'2" (3.96 x 3.40)

UPVC double glazed bay window to the front. Radiator. Two built-in cupboards.

Bedroom Three

8'3" x 7'3" (2.51 x 2.21)

UPVC double glazed window to the front. Radiator.

Family Bath & Shower Room

Obscured UPVC double glazed windows to the rear and side. Ladder towel radiator. Four piece suite with tiled surrounds comprising freestanding oval bath with shower mixer tap, large shower cubicle with mains shower over and doors enclosing, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Illuminated mirror. Extractor fan.

SECOND FLOOR

Landing

Velux window. Inset ceiling spotlights. Door to the:

Bedroom Four

14'9" x 12'5" max (4.5m x 3.78m max)

Velux window to the rear with fitted blind. Radiator. Side access to eaves storage. Wall light and inset ceiling spotlights.

ANNEXE

Open Plan Sleeping/Living & Kitchen

28'10" x 12'5" (8.80 x 3.79)

Living & Sleeping Area

Composite door to the front. UPVC double glazed window to the side. Two double glazed Velux

windows. Two radiators. Television point. Wood effect flooring, exposed ceiling beams and inset ceiling spotlights. Door to the en suite shower room.

Kitchen Area

Wall and base mounted units with tiled surrounds and square edge work surfaces. Inset sink unit with mixer tap. Two ring induction hob. Space for fridge. Door to the workshop.

Shower Room

Contemporary radiator. Three piece white suite with tiled surrounds comprising shower cubicle with electric shower over and door enclosing, wash hand basin with cupboards under and w/c. Tiled flooring.

EXTERNALLY

To The Front

Storm porch with terracotta tiled floor and inset lighting. Large driveway providing off road parking for approx. four vehicles. Slate chipping borders with a variety of plants and shrubs. Gated side pedestrian access to the rear. Picket fencing enclosing.

To The Side

Good sized courtyard area. Outside tap. Light. Canopy over entrance to annexe and access to garden.

To The Rear

A good sized, circa 130' (40m) in length, landscaped south-west facing gardens with private aspect comprising large patio and decked area to the immediate rear, steps down to addition paved patio area, area laid to lawn and mixed borders with a variety of plants, trees and shrubs. Large covered decked area. Storage shed and open store. External power point. All enclosed by fencing.

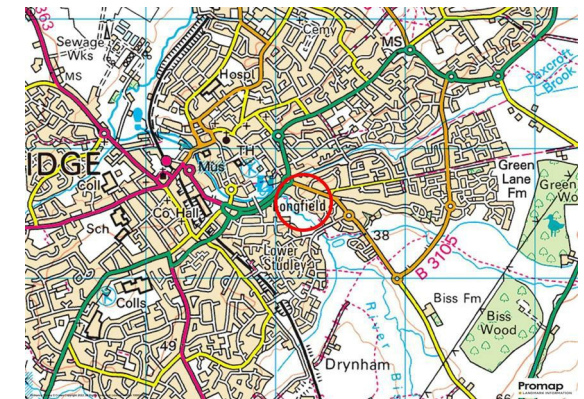
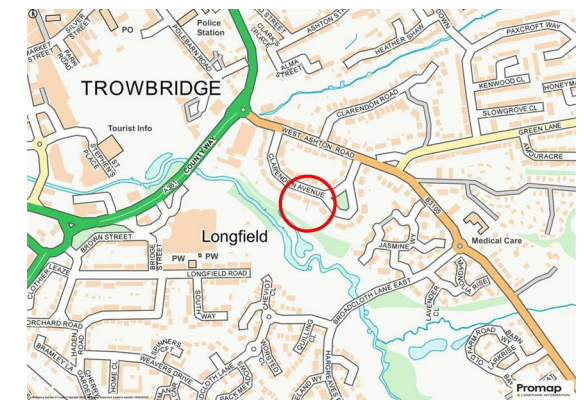
Workshop

16'2" x 12'5" (4.92 x 3.79)

UPVC double glazed window to the side. Power and lighting. Work bench. Loft storage. Door to the rear. Door to the annexe.



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




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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.