



62 The Croft,
Trowbridge, Wiltshire, BA14 0RN


KINGSTONS



KINGSTONS

ESTATE AGENTS

An attractive and extended 1930's three bedroom detached family home with good sized established gardens situated on the highly regarded Croft. Offered for sale with no onward chain, viewing highly recommended. Accommodation comprises entrance hall, living room, dining room open plan to family room, refitted kitchen & utility, refitted cloakroom, three bedrooms and family bathroom. Benefits include UPVC double glazing, gas central heating with replacement boiler, garage and driveway providing off road parking.

Guide Price £290,000



All measurements are approximate.
ACCOMMODATION

Entrance Hall

Obscured UPVC double glazed windows and door to the front. Radiator. Stairs to the first floor with cupboards under and UPVC double glazed window to the side. Doors off and into:

Living Room 12' 4" x 12' 2" (3.76m x 3.71m) into bay UPVC double glazed bay window to the front. Feature open stone fireplace. Coving. Television point.

Dining Room 11' 7" x 10' 8" (3.53m x 3.25m)
Feature fireplace with gas fire and replacement back boiler (fitted 2014). Coving. Opening to the:

Family Room 8' 5" x 8' 1" (2.56m x 2.46m)
UPVC double glazed sliding patio doors to the rear. Radiator. Coving.

Refitted Kitchen 10' 4" x 7' 8" (3.15m x 2.34m)
Two UPVC double glazed windows to the side. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with swan neck mixer tap. Gas cooker with extractor hood over. Plumbing for dishwasher. Vinyl flooring. Opening to the:

Refitted Utility 8' 8" x 8' 0" (2.64m x 2.44m) max
UPVC double glazed window to the side. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Space for fridge/freezer. Plumbing for washing machine. Vinyl flooring. UPVC double glazed window and door to the rear. Door to the:

Refitted Cloakroom

Obscured UPVC double glazed window to the rear. Two piece white suite comprising wash hand basin with tiled splash-backs and w/c. Vinyl flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space with power, lighting and ladder. Doors off and into:

Bedroom One 12' 7" x 10' 10" (3.83m x 3.30m) into bay UPVC double glazed bay window to the front. Radiator. Picture rail.

Bedroom Two 11' 6" x 8' 8" (3.50m x 2.64m)
UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes. Picture rail.

Bedroom Three 7' 3" x 7' 0" (2.21m x 2.13m)
UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c. Shaving point and light. Vinyl flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to lawn with a variety of plants, shrubs and hedgerow enclosing. Double gates leading to driveway providing off road parking.

To The Rear

Good sized mature gardens with private aspect comprising patio area to the immediate rear, large areas laid to lawn and a variety of established plants, shrubs, trees and fruit trees. Log store. Garden shed. All enclosed by fencing.

Garage

Up and over door to the front. Power and lighting. Window and door to the side.

COUNCIL TAX BAND: D

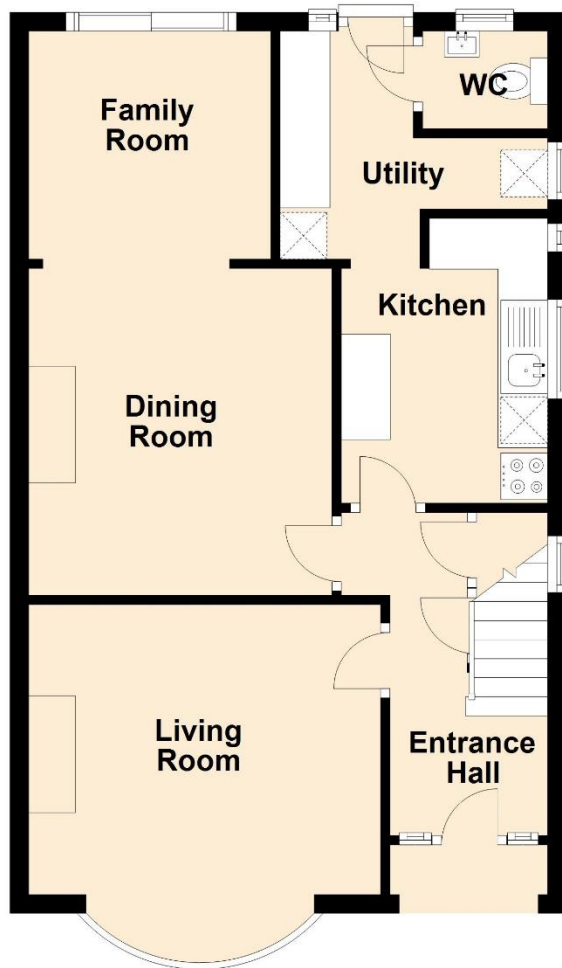
SERVICES: All mains services are connected.

Directions: From our office in Fore Street, proceed into Wickerhill and on into Stallard Street. Continue over the mini roundabout and at the next junction keep in the left hand lane and turn left into Newtown. At the next roundabout turn right into Frome Road and at the next roundabout turn left into Bradley Road. Continue along and take the third turning left into Carlton Row. At the end of the road turn left into The Croft, follow the road around and the property can be found on the left hand side via a Kingstons 'For Sale' board.



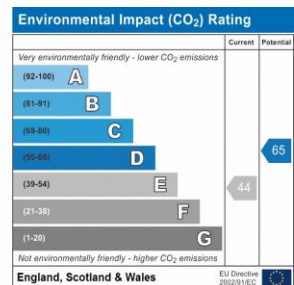
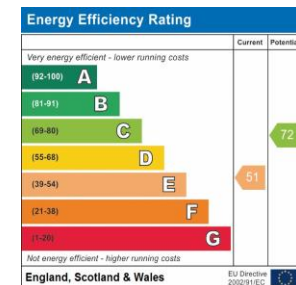
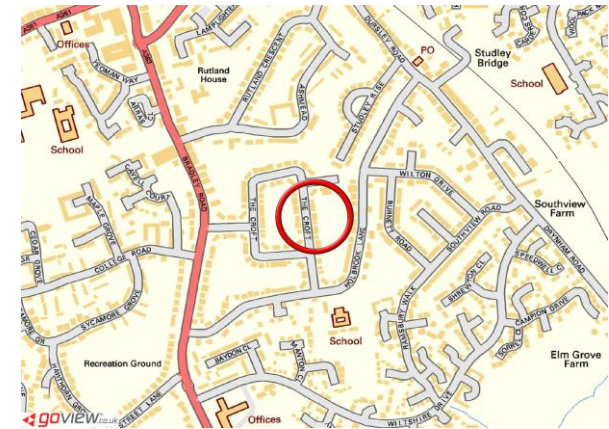
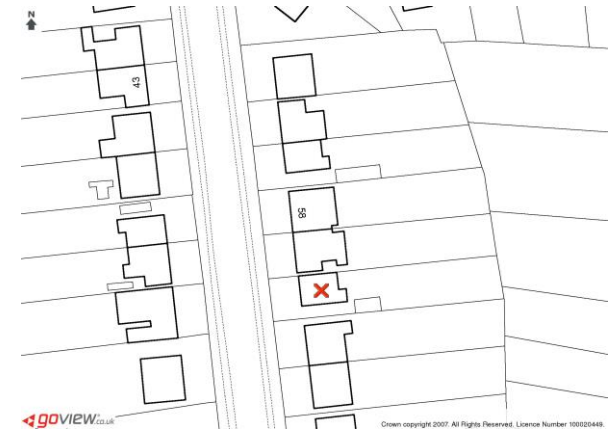
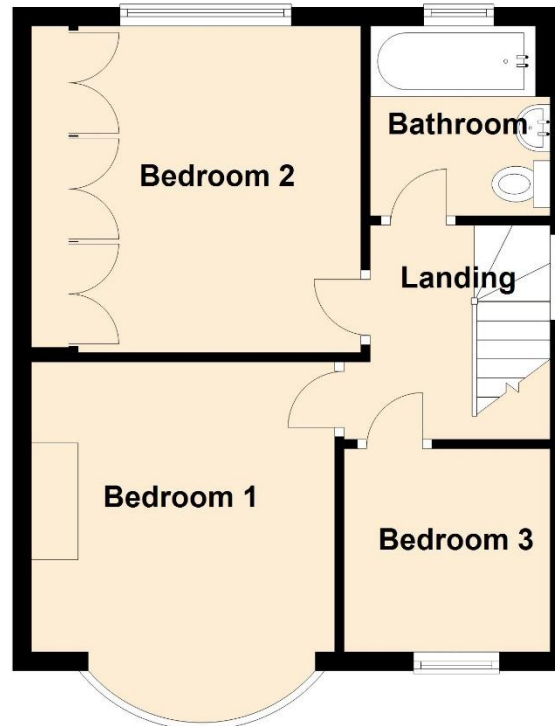
Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

Kingstons Estate Agents 5c/d Fore Street, Trowbridge, Wiltshire, BA14 8HD

t: 01225 777720 **e:** sales@kingstonstrowbridge.co.uk **w:** www.kingstons.biz

Partners: Mr A Langley, Mr B Clinch & Mr M Withers



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.