



50 Brook Road Trowbridge BA14 9DL

A very well presented and updated semi-detached family home situated in the sought after Broadmead development, on the Bradford on Avon side of town close to primary school, shop, parkland walks, public house and bus stop. Accommodation comprises entrance hall, living room, refitted kitchen/diner with integrated appliances, three good sized bedrooms and refitted family bathroom. Benefits include UPVC double glazing, gas central heating, good sized south facing garden, detached garage and driveway providing off road parking. Early viewing is highly recommended as properties in this area prove very popular. Vendor suited with no onward chain.

Guide Price £275,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor. Smoke alarm. Wood effect flooring. Panelled door to the:

Living Room

14'2 x 13'11 (4.32m x 4.24m)

UPVC double glazed window to the front. Radiator. Television point. Coving. Doorway to the:

Refitted Kitchen/Diner

17'6 x 9'5 (5.33m x 2.87m)

UPVC double glazed windows and door to the rear. Radiator. Range of shaker style wall, base and drawer units with metro tiled splash-backs and wood effect work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Space for table. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Panelled door to understairs storage cupboard with shelving and consumer unit (2009). Enclosed Ideal boiler.



FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Smoke alarm. Doors off and into: linen cupboard with shelving.

Bedroom One

11'3 x 9'5 (3.43m x 2.87m)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

Bedroom Two

11'0 x 9'4 (3.35m x 2.84m)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe.

Bedroom Three

8'2 x 7'9 (2.49m x 2.36m)
UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Vinyl tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Areas laid to lawn with tree and shrubs. Gated side pedestrian access to the rear.

To The Rear

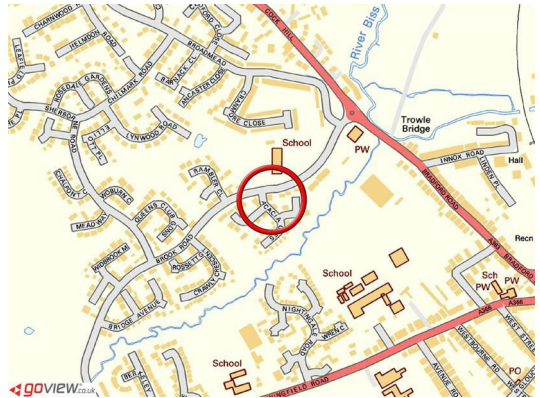
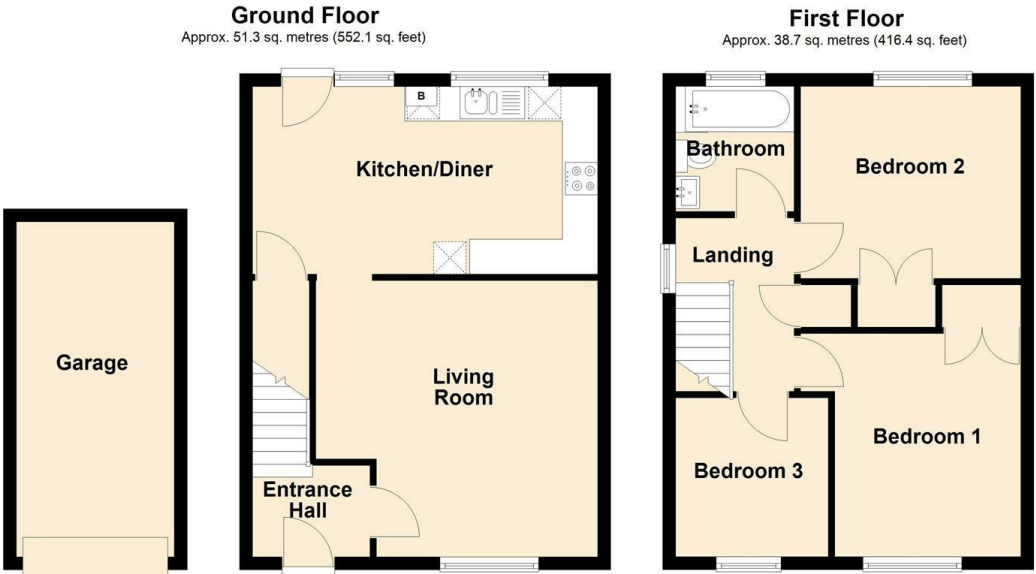
Enclosed rear garden comprising paved patio area to the immediate rear, area laid to loose stone chippings and area laid to lawn. Outside tap and light. Stepping stone pathway leading to rear pedestrian access to the garage and parking. All enclosed by fencing.

Garage & Driveway

16'11 x 8'0 (5.16m x 2.44m)
Up and over door to the front. Driveway to the front with space for 2-3 vehicles.



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




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.