



35 Hawthorn Grove

Trowbridge BA14 0JF

Offered to market in the first time in 50 years is this 1968 detached, chalet style family home, situated on a good sized plot boasting large front and private west facing rear gardens, parking for several vehicles and conveniently located to the popular Grove primary school. The spacious accommodation would benefit from a program of refurbishment it is offered for sale in a very habitable condition and offers great potential to become a comfortable family home for years to come. Standout features include large living room, dining room, kitchen/breakfast room, cloakroom, family bathroom with separate W/C and three good sized bedrooms. Additional features include double glazing, gas central heating and no onward chain. Early viewing is highly recommend as properties within this cul de sac are rarely offered for sale.

Offers Over £325,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured glazed window to and door to the side. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Sapele doors off and into:

Living Room

21'5" x 10'4" (6.52 x 3.16)

Two UPVC double glazed windows to the front. Radiator. Feature fireplace with living flame gas fire inset. Television point. Panelling and coving.

Dining Room

10'11" x 10'6" (3.34 x 3.20)

UPVC double glazed window and door to the rear. Radiator. Coving. Obscured glazed serving hatch to kitchen.

Kitchen/Breakfast Room

10'11" x 10'6" (3.34 x 3.20)

UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Electric cooker. Washing machine and dishwasher included. Integrated fridge/freezer. Space for table. Panelling and tile effect vinyl flooring. Wall mounted boiler and heating controls. Obscured UPVC double glazed door to the side.

Cloakroom

Obscured glazed window to the side. Radiator. Pedestal wash hand basin and w/c. Wood effect vinyl flooring and coving.

FIRST FLOOR

Landing

Access to boarded loft space with ladder. Smoke alarm. Access to eaves storage on the half stair landing. Sapele doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

16'2" x 10'5" (4.92 x 3.18)

Two UPVC double glazed windows to the front. Radiator. Access to eaves storage to both sides. Telephone point.

Bedroom Two

10'12" x 7'10" (3.35 x 2.38)

UPVC double glazed window to the rear. Radiator. Coving. Access to eaves storage.

Bedroom Three

7'11" x 7'10" (2.42 x 2.40)

UPVC double glazed window to the rear. Radiator. Access to eaves storage.

Family Bathroom

Two obscured double glazed window to the side. Radiator. Modern two piece white suite with tiled surrounds comprising shower end panelled bath with Triton electric shower over and glass

screen enclosing, and pedestal wash hand basin. Wood effect flooring and coving.

Separate W/C

Obscured double glazed window to the side. Modern white w/c with dual push flush. Wood effect flooring and coving.

EXTERNALLY

To The Front

Storm porch over front door and entrance light. Area laid to lawn and a variety of plants and shrubs. Path leading round to gated side pedestrian access to the rear. Gas meter. Tandem driveway providing off road parking for several vehicles.

To The Rear

Good sized enclosed, west facing garden with private aspect comprising crazy paved patio area to the immediate rear with retaining wall enclosing, steps up to additional crazy paved patio area and large area laid to lawn with a variety of plants, trees and shrubs. Green house and vegetable bed. Garden shed. Space for small tool shed. Storage area to the side. Outside lights and tap. All enclosed by fencing.

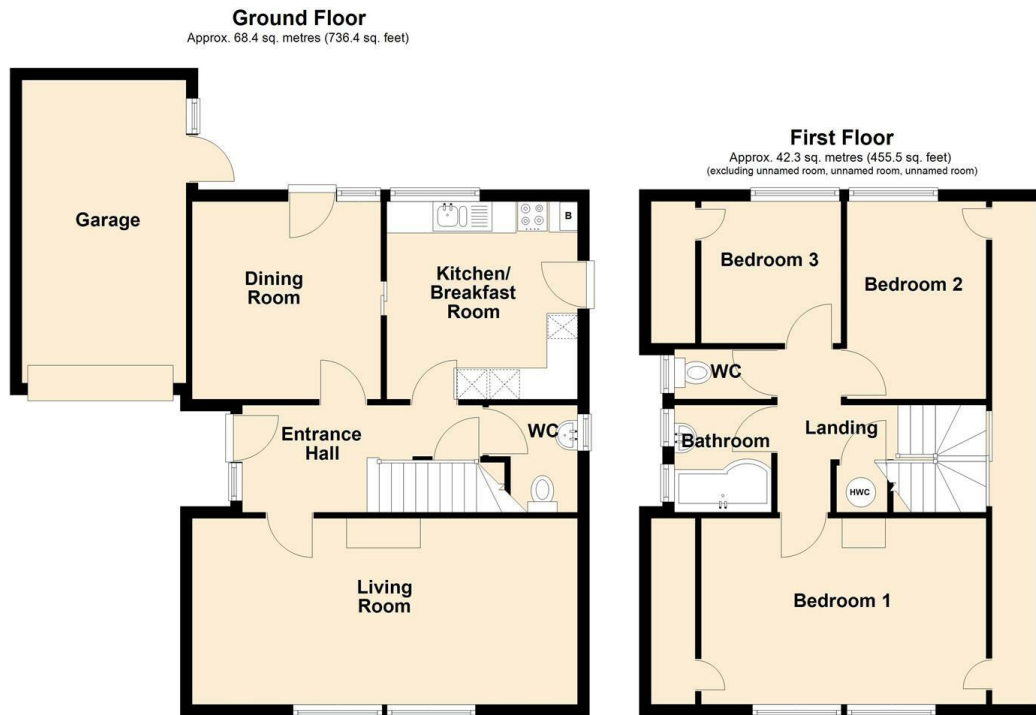
Attached Garage

16'5" x 9'1" (5.00 x 2.78)

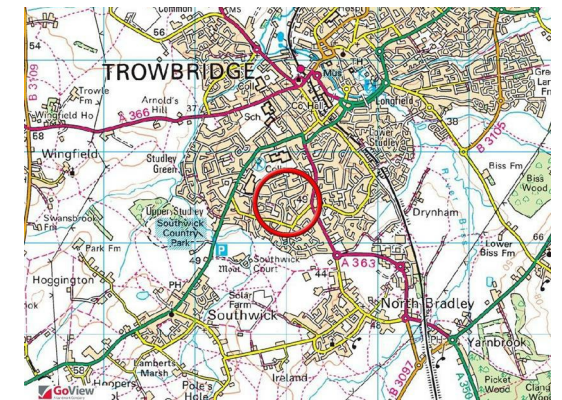
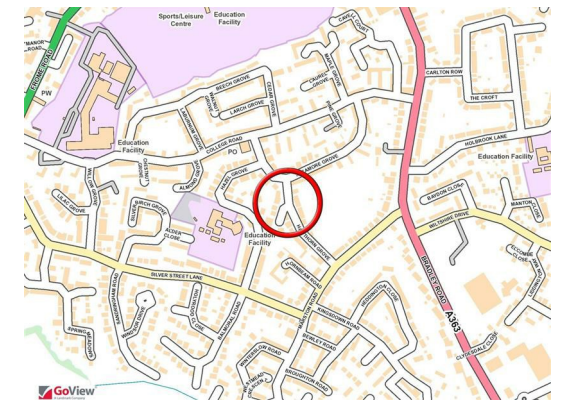
Up and over door to the front. Power and lighting. Window and door to the side.



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



Total area: approx. 110.7 sq. metres (1191.9 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.