



## 6 Cheverell Close

Trowbridge BA14 0BH

A fantastic opportunity to purchase a modern, three bedroom home tucked away in a small cul de sac in an established residential development, near to primary schools, parkland walks, bus route and retail park. The well presented modern interior boasts living room, kitchen/dining room with integrated appliances, refitted bathroom, ensuite shower room, upgraded gas central heating system and double glazing. External features include enclosed, low maintenance garden with private south-east facing aspect, garage and parking space.

Viewing is highly recommended.

**Guide Price £260,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Double glazed panelled door to the front. Radiator. Wood effect flooring. Coat hanging space. Fuse box. Stairs to the first floor. Doorway to the:

### Living Room

15'8" x 11'6" (4.78 x 3.51)

Double glazed window to the front. Radiator. Wood effect flooring. Television point. Smoke alarm. Heating controls. Panelled door to understairs storage cupboard. Opening to the:

### Kitchen/Dining Room

14'11" x 9'10" (4.55 x 3.02)

Double glazed window to the rear. Two radiators. Range of shaker style wall, base and drawer units with metro tiled surrounds and wood effect work surfaces. Ceramic Belfast sink unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with stainless steel extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer and tumble dryer. Space for table. Television point. Enclosed Worcester combi boiler - fitted 2022. Wood effect flooring. UPVC double glazed French doors to the rear.

## FIRST FLOOR

### Landing

Access to boarded loft space with ladder and light. Panelled doors off and into: linen cupboard with hanging rail and shelving.

### Bedroom One

11'10" x 9'10" (3.62 x 3.02)  
Double glazed window to the front. Radiator. Panelled door to over stairs storage cupboard with hanging rail and shelving. Television point. Panelled door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with Triton electric shower and bi-fold doors enclosing, wash hand basin and w/c with dual push flush. Extractor fan. Shaving point. Tiled flooring.

### Bedroom Two

8'8" x 8'0" (2.64 x 2.44)  
Double glazed window to the rear. Radiator.

### Bedroom Three

9'8" x 6'2" (2.95 x 1.88)  
Double glazed window to the rear. Radiator.

### Refitted Family Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c with dual push flush. Large vanity mirrors. Extractor fan. Wood effect flooring.

### EXTERNALLY

#### To The Front

Path to the front door with storm porch over and entrance light. Gas and electric meters. Area laid to lawn with a variety of shrubs.

#### To The Rear

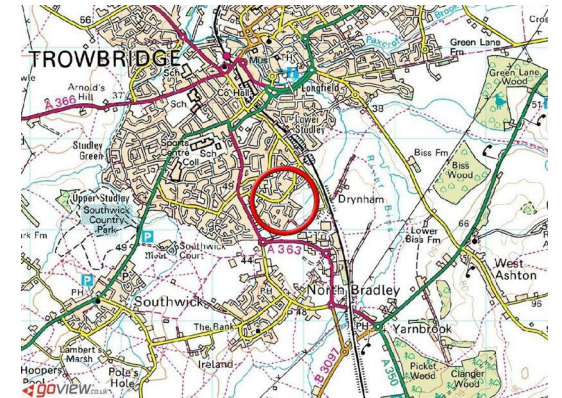
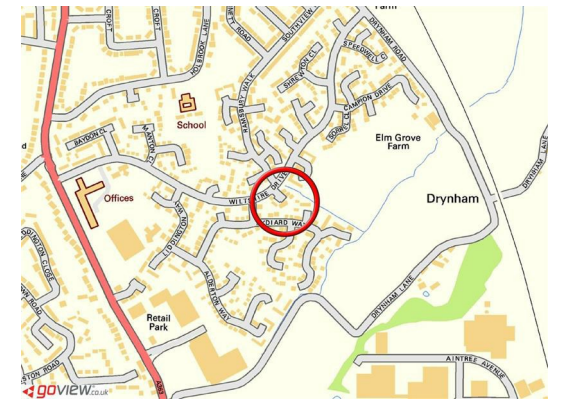
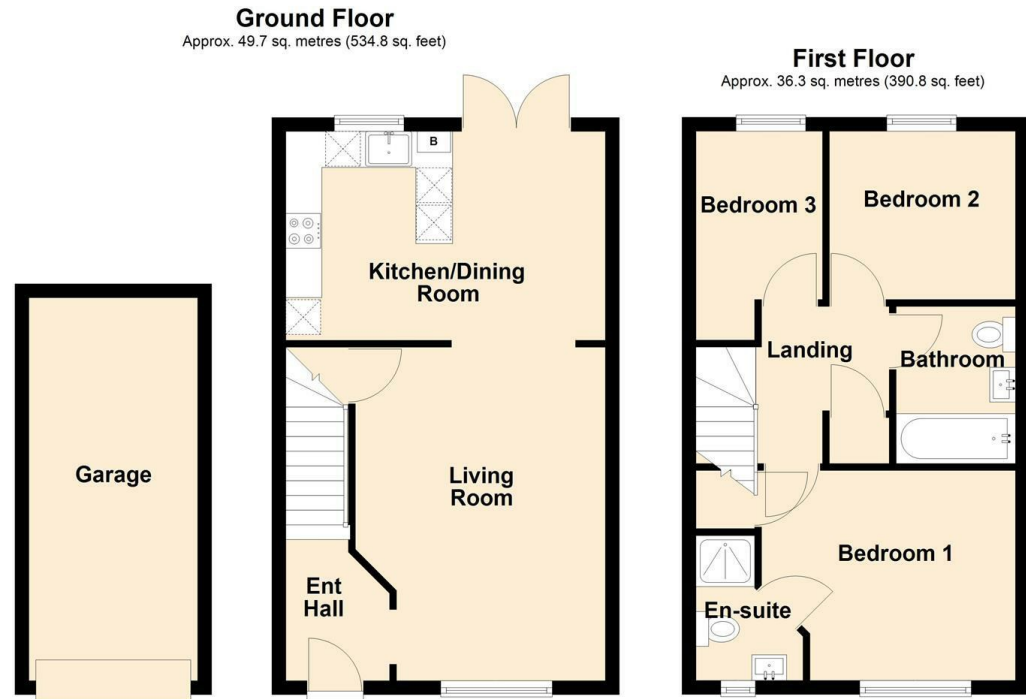
Enclosed, low maintenance garden with private south-east facing aspect comprising paved patio area to the immediate rear and area laid to artificial grass. Garden shed. Outside tap. All enclosed by fencing.

### Garage & Parking

Leasehold - There is no leasehold payment you are only required to pay an 8th of the coach house annual building insurance. Located under an adjacent coach-house. Up and over door to the front. Parking space to the front.



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.