



KINGSTONS



154 Silver Street Lane

Trowbridge BA14 0JY

A beautifully presented detached property having been remodelled and completely refurbished within the last 18 months; situated on the highly regarded Silver Street Lane close to popular primary school, college, shop, garden centre/cafe, and country park. Accommodation comprises reception hall, large kitchen/dining room with integrated appliances and patio doors onto private garden, living room, ground floor bedroom/2nd reception room, utility room, cloakroom; two double bedrooms to the first floor and four piece family bathroom. Upgrades include new flooring and doors throughout, replacement UPVC double glazing, refitted gas central heating system with Ideal combi boiler and full electrical rewire. Additional features include garage/store and driveway providing off road parking for several vehicles and no onward chain. Viewing is highly recommended.

Guide Price £450,000





ACCOMMODATION

All measurements are approximate

Reception Hall

14'6 x 8'5 (4.42m x 2.57m)

New obscured double glazed, composite door to the side. Mat-well. UPVC double glazed window to the side. Radiator. Stairs to the first floor. Herringbone wood flooring and inset ceiling spotlights. Smoke alarm. Doors off and into: cloak cupboard.

Living Room

14'2 x 12'5 (4.32m x 3.78m)

UPVC double glazed window to the front. Two radiators. Feature fireplace with stone hearth and oak mantle. Herringbone wood flooring and inset ceiling spotlights. Smoke alarm. Opening to the:

Kitchen/Dining Room

26'5 x 9'0 max (8.05m x 2.74m max)

Two UPVC double glazed windows to the rear. UPVC double glazed sliding patio doors to the rear. Two radiators. Extensive range of shaker style drawer and base units with laminate work surfaces. Breakfast bar. Composite one and a half bowl sink drainer unit with mixer tap/ Built-in electric double oven and four-ring induction hob with splash-back and extractor over. Integrated dishwasher and fridge/freezer. Space for dining table. Herringbone wood flooring and inset ceiling spotlights. Smoke alarm. Understairs storage cupboard. Doors off.

Utility Room

8'4 x 7'9 (2.54m x 2.36m)

UPVC double glazed window to the side. Radiator. Shaker style base and larder units with laminate work surfaces. Stainless steel single sink drainer unit with pull-down spray mixer tap. Plumbing for washing machine. Space for dryer. Extractor fan. Herringbone wood flooring and inset ceiling spotlights. Door to the garage/store.

Cloakroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Two piece white heritage style suite comprising corner wash hand basin and w/c. Herringbone wood flooring and inset ceiling spotlights. Extractor fan.

Bedroom Two/2nd Reception

11'8 x 10'11 (3.56m x 3.33m)

UPVC double glazed window to the front. Radiator.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Inset ceiling spotlights. Smoke alarm. Doors off and into: airing cupboard housing new Ideal combi boiler.

Bedroom One

15'8 x 11'3 (4.78m x 3.43m)

UPVC double glazed window to the front. Radiator. Inset ceiling spotlights. Access to eaves storage.

Bedroom Three

10'5 x 9'2 (3.18m x 2.79m)

UPVC double glazed window to the front. Radiator. Inset ceiling spotlights. Access to eaves storage. Access to loft space.

Family Bath & Shower Room

Two obscured UPVC double glazed windows to the side. Chrome towel radiator. Four piece white heritage style suite comprising walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, free standing bath with shower mixer tap, wash hand basin with cupboard under and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Large gravel driveway providing off road parking for several vehicles. Mature shrubs. Gated side pedestrian access to both sides.

To The Rear

Good sized enclosed garden with private aspect comprising newly laid flagstone patio area to the immediate rear and newly laid lawn. Outside tap. All enclosed by fencing.

Garage/Store

9'9 x 8'0 (2.97m x 2.44m)

New double doors to the front. Power and lighting. Door to the utility room. New fuse box.

AGENTS NOTE:

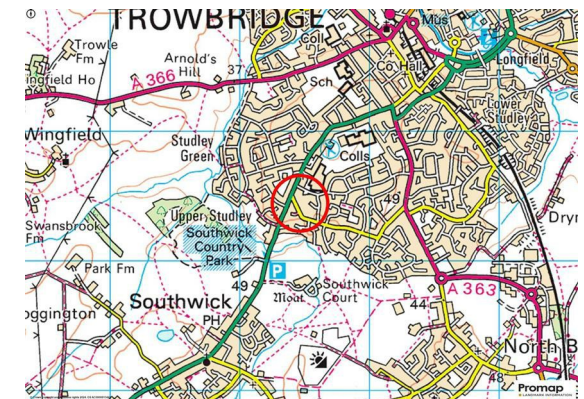
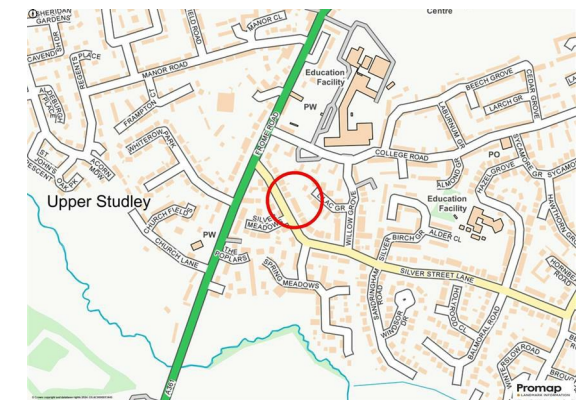
Additional works carried out are; all of the rafters have been replaced, new studwork walls upstairs, new plastering throughout and all new joinery throughout.



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



Total area: approx. 120.9 sq. metres (1301.1 sq. feet)




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.