



41 Whiterow Park

Trowbridge BA14 0EQ

A spacious and extended four bedroom semi-detached family home situated on a corner plot within the well regarded tree-lined Whiterow Park on the edge of town close to Southwick country park, shop, garden centre/cafe, college and popular schools. The well presented accommodation comprises entrance hall, living room, modern kitchen with integrated appliances, dining room, family room with French doors onto garden, modern cloakroom and modern family bathroom. Benefits include UPVC double glazing, gas central heating, driveway providing off road parking and well-tended south-west facing gardens with vegetable garden. Early viewing highly recommended.

Offers Over £350,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the side. Stained glass window to the front with secondary glazing. Stairs to the first floor. Smoke alarm. Panelled door to the:

Living Room

11'11 x 11'11 into bay (3.63m x 3.63m into bay) UPVC double glazed bay window to the front. Radiator. Feature fireplace with wood mantle, slate hearth and wood burner inset (installed 2020). Television point. Picture rail. Panelled door to the:

Kitchen (2021)

15'0 x 9'5 (4.57m x 2.87m) UPVC double glazed window to the rear. Extensive range of wall, base and drawer units, pull-out larder cupboard and large corner larder cupboard. Solid oak work surfaces, splash-backs and shelving. Belfast sink with swan neck mixer tap. Built-in high level Neff self-cleaning electric double oven with slide and hide doors. Built-in five-ring gas hob with extractor hood over. Integrated larder fridge and freezer, wine fridge, dishwasher and washer/dryer. Enclosed Worcester combi boiler - fitted 2021. Kick space lighting. Ceramic tiled flooring and inset ceiling spotlights. Opening to the:

Dining Room

17'3 x 9'1 (5.26m x 2.77m) UPVC double glazed window to the front. Radiator. Obscured double glazed door to the side. Ceramic tiled flooring. Opening to the:



Family Room

13'7 x 8'5 (4.14m x 2.57m)

UPVC double glazed French doors to the rear. UPVC double glazed window to the side. Radiator. Ceramic tiled flooring. Television point. Panelled door to the:

Cloakroom

Modern white suite comprising wall hung wash hand basin and w/c with dual push flush. Ceramic tiled flooring and wall light. Extractor fan.

FIRST FLOOR

Landing

Smoke alarm. Panelled doors off and into:

Bedroom One

15'2 x 12'5 into bay (4.62m x 3.78m into bay)

UPVC double glazed bay window to the front. Radiator. Picture rail.

Bedroom Two

10'4 x 9'1 (3.15m x 2.77m)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

9'6 x 7'11 (2.9m x 2.41m)

UPVC double glazed window to the rear. Radiator. Access to boarded loft space with ladder.

Bedroom Four

9'1 x 6'9 max (2.77m x 2.06m max)

UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite with stone tiled surrounds comprising panelled bath with mixer shower, pedestal wash hand basin and w/c with dual push flush. Illuminated mirrored medicine cabinet. Vinyl tiled flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Gravel driveway providing off road parking for two vehicles. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed corner plot garden with south-west facing gardens comprising raised decked area to the immediate rear with steps leading down to large paved patio and gravelled areas, large area laid to lawn, variety of plants, trees and shrubs; and additional large paved patio area with pergola over. Two garden sheds.

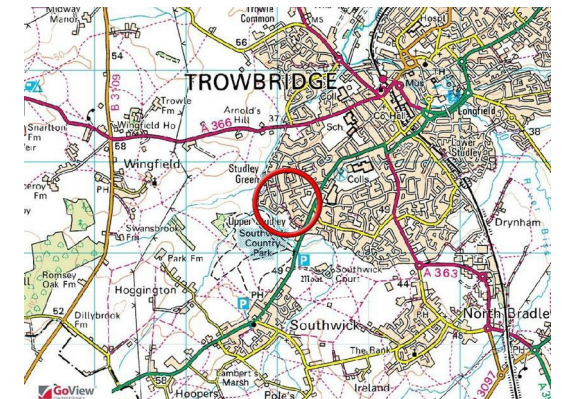
Greenhouse. Vegetable garden with raised beds and a variety of fruit trees and shrubs. Additional paved patio area to the side. External power point, tap and lighting. All enclosed by fencing.



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



Total area: approx. 100.5 sq. metres (1081.8 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.