



1 Sorrel Close Trowbridge BA14 0XX

A well presented and updated four bedroom detached property in a small cul de sac within the well regarded Wiltshire Drive area close to retail park, bus route, well regarded primary school and parkland walks. This spacious family home features entrance hall, living room, dining room, modern kitchen/breakfast room, modern cloakroom, four double bedrooms, modern shower room and family bathroom. Additional features include UPVC double glazing, modern gas central heating system with Vaillant boiler, good sized and established, enclosed garden with private aspect, garage and driveway providing off road parking for two vehicles. Viewing recommended.

Guide Price £360,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor with storage cupboard under. Thermostat. Laminate flooring. Doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece suite comprising wash hand basin with cupboard under and w/c with dual push flush. Laminate flooring. Fuse box.

Living Room

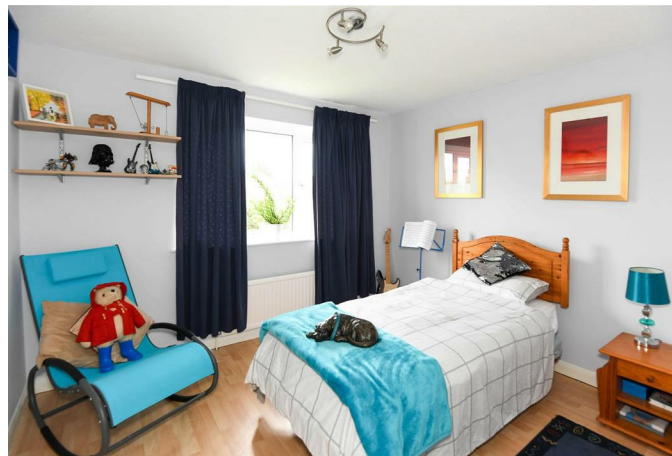
15'7 x 11'4 (4.75m x 3.45m)
UPVC double glazed bay window to the front. Radiator. Contemporary feature electric fire. Laminate flooring. Television point. Wired surround sound wall speakers. NB: Full surround sound system available by separate negotiation. Opening to the:

Dining Room

9'6 x 9'2 (2.9m x 2.79m)
Radiator. Laminate flooring. UPVC double glazed sliding patio doors to the rear. Door to the:

Kitchen/Breakfast Room

16'7 x 10'2 (5.05m x 3.1m)
UPVC double glazed window to the rear. Vertical radiator. Extensive range of modern wall, base and drawer units with tiled splash-backs and contrasting laminate work surfaces. Stainless steel one and a half bowl sink drainer unit with swan neck mixer tap. Built-in electric double oven and four-ring hob with extractor hood over. Plumbing for washing machine and slimline dishwasher. Space for dryer. Breakfast island. Tiled flooring and inset ceiling spotlights. UPVC double glazed French doors to the rear. Wall mounted Vaillant boiler. Television point. Door to downstairs storage cupboard. Door to the garage.



FIRST FLOOR

Landing

Access to loft space. Smoke and carbon monoxide alarms. Doors off and into: airing cupboard with radiator.

Bedroom One

15'3 x 8'6 (4.65m x 2.59m)

Two UPVC double glazed windows to the front. Radiator.

Bedroom Two

16'3 x 7'5 (4.95m x 2.26m)

UPVC double glazed window to the rear. Radiator. Engineered oak flooring. Television point.

Bedroom Three

10'7 x 10'4 (3.23m x 3.15m)

UPVC double glazed window to the rear. Radiator. Laminate flooring.

Bedroom Four

10'7 x 8'8 (3.23m x 2.64m)

UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Two piece suite with fully tiled surrounds comprising panelled bath with shower over and glass screen enclosing and wash hand basin with cupboards under and additional cupboards. Tiled flooring. Shaving point and light. Extractor fan.

Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising large walk-in shower enclosure with mains monsoon shower over and glass screen enclosing, pedestal wash hand basin and w/c with enclosed cistern and dual push flush. Illuminated mirror with shaving point. Extractor fan. Tiled flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Tarmac driveway providing off road parking for two vehicles. Area laid to lawn, gravel border and a variety of plants and shrubs. Outside tap. Gated side pedestrian access to the rear.

To The Rear

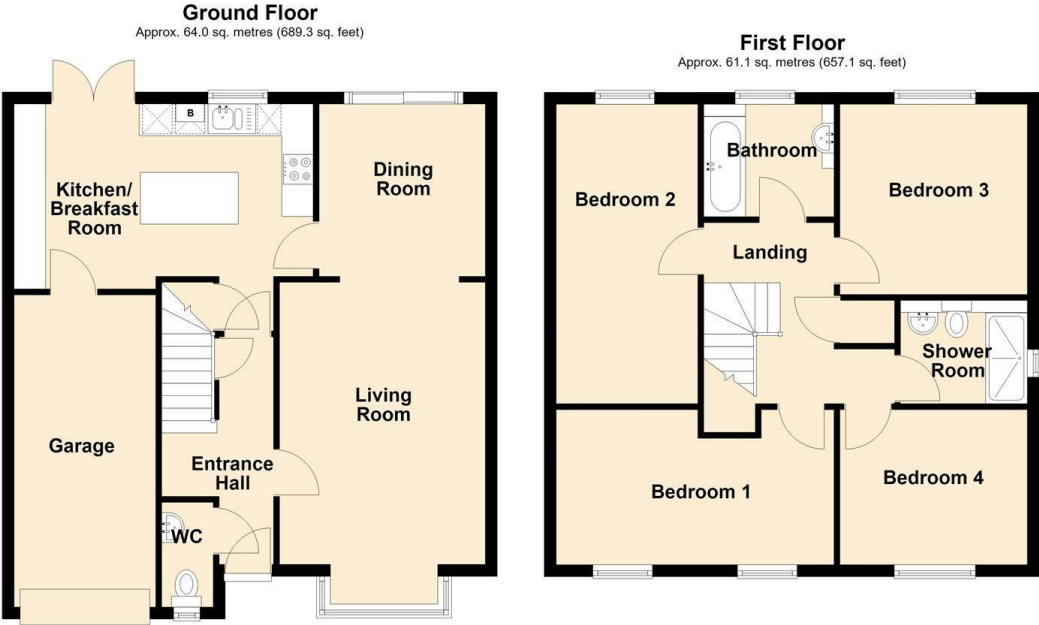
Good sized and established, enclosed garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, additional circular patio area, slate chipping borders and well stocked beds with a variety of plants, trees and shrubs. Small shed. Outside tap. All enclosed by fencing and walling.

Garage

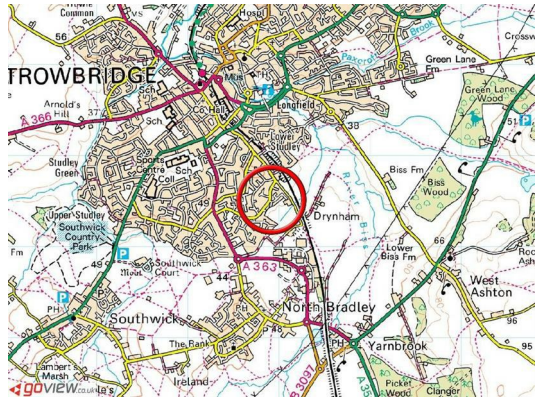
Up and over door to the front. Power and lighting. Door to the kitchen.



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



Total area: approx. 125.1 sq. metres (1346.4 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.