

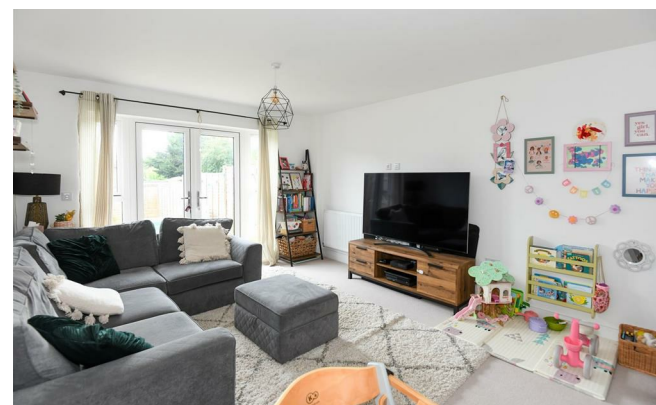


8 Yarnbrook Gardens

Trowbridge BA14 0FT

A beautifully presented and deceptively spacious two bedroom end terrace house boosting potential to extend and situated on a large plot and tucked away in a cul-de-sac position. Finished to a high specification by Newland homes, this ideal first time home comprises modern fitted kitchen with integrated appliances, large living/dining room with double doors onto garden, cloakroom, two double bedrooms and one appointed bathroom with mains shower. Additional features include UPVC double glazing, neutral décor throughout, quality flooring, gas central heating, large south-east facing garden with timber framed workshop, patio and decking areas; and tandem driveway with parking for up to three cars. Viewing is highly recommended.

Offers Over £260,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Radiator. Stairs to the first floor. Wood effect flooring. Coat hanging space. Door to the:

Kitchen

10'11" x 8'11" max (3.34 x 2.72 max)
UPVC double glazed window to the front. Radiator. Range of modern high gloss wall, base and drawer units with under-cupboard lighting, square edge work surfaces and up-stands. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel Neff electric oven and four-ring gas hob with stainless steel splash-back and extractor over. Integrated slimline dishwasher and fridge/freezer. Plumbing for washing machine. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Door to the cloakroom. Small door to understairs storage cupboard. Door to the:

Lounge/Dining Room

18'5" x 12' (5.62 x 3.66)
UPVC double glazed French doors and windows to the rear. Two radiators. Television and media points.



Cloakroom

Radiator. Two piece white suite comprising corner wash hand basin and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Doors off and into:

Bedroom One

13'9" x 11'11" max (4.18 x 3.63 max)

UPVC double glazed window to the rear. Radiator. Built-in airing cupboard with housing Vaillant combi boiler and linen shelving. Heating controls. Smoke alarm. Television and media points.

Bedroom Two

12' x 12' max (3.67 x 3.66 max)
Two UPVC double glazed windows to the front. Radiator. Over-stairs bulkhead. Double wardrobe with sliding mirrored doors enclosing. Television point. Access to loft space.

Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath

with main rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights. Shaving point and extractor fan.

EXTERNALLY

To The Front

Paved path to the front door with storm porch over and entrance light. Gravel beds with hedgerow. Gas and electric meters. Tandem driveway providing off road parking for up to three vehicles. Gated side pedestrian access to the rear.

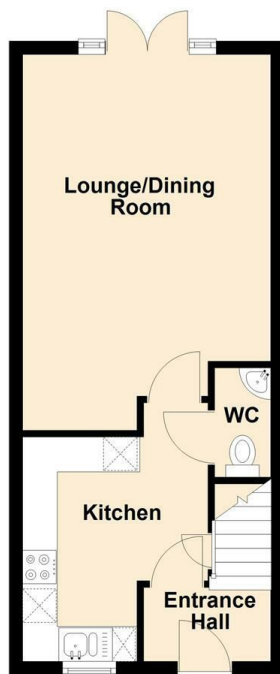
To The Rear

Large south-east facing, enclosed garden with private aspect comprising patio area to the immediate rear, area laid to lawn and decked area. Workshop. Outside tap. All enclosed by fencing with gated side pedestrian access.

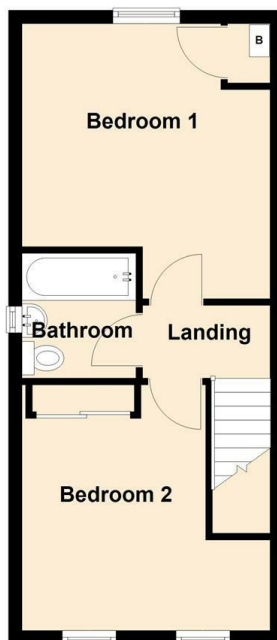


Tenure **Freehold**
Council Tax Band **B**
EPC Rating **B**

Ground Floor
Approx. 33.5 sq. metres (360.1 sq. feet)



First Floor
Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 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.

