



33 Stokehill

Trowbridge BA14 7TJ

Monthly Rental Of £1,600



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Spacious three bedroom detached property

Situated within the popular Paxcroft Mead area.

Kitchen/diner

Utility room

Downstairs cloakroom

En-suite shower room

Family bathroom

Garage

This exceptional three bedroom detached property is situated within the desirable Paxcroft Mead development. The property offers many features including a spacious kitchen/diner, utility room, downstairs cloakroom, master bedroom with en-suite shower room, a generous rear garden, garage and driveway parking for at least two vehicles. Available early September, unfurnished.

The property comprises

Ground floor

Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

Lounge 12' 3" x 14' 6" (3.73m x 4.43m)

With radiator, gas fire with surround and PVCu double glazed window to the front.

Kitchen/Diner 19' 6" x 11' 3" (5.95m x 3.43m)

With a range of eye level and base units, worktops with tiled splash backs, integrated double electric oven and ceramic hob with extractor hood over, space for fridge/freezer and dishwasher, one and a half bowl sink/drainage unit, radiator, built in storage cupboard, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

Utility room 5' 0" x 6' 11" (1.53m x 2.10m)

With eye level units, space for washing machine and tumble dryer with worktop over, cupboard housing gas boiler, radiator and PVCu back door.

Cloakroom

With white suite comprising W.C and hand basin with vanity unit, radiator and obscured PVCu double glazed window to the side.

First floor

Landing

With cupboard housing hot water cylinder.

Bedroom 1 8' 4" x 12' 2" (2.55m x 3.70m) With radiator and PVCu double glazed window to the rear.

En-suite 6' 9" x 4' 6" (2.05m x 1.36m)

With white suite comprising W.C, hand basin with vanity unit and large walk in shower enclosure with electric shower, radiator, extractor fan and obscured PVCu double glazed window to the side.

Bedroom 2 9' 0" x 9' 1" (2.75m x 2.78m)

With radiator and PVCu double glazed window to the front.

Bedroom 3 6' 9" x 8' 6" (2.06m x 2.60m)

With radiator and PVCu double glazed window to the rear.

Bathroom 6' 2" x 8' 6" (1.88m x 2.60m)

With white suite comprising bath with shower attachment over, W.C and hand basin with vanity unit, radiator, extractor fan and obscured PVCu double glazed window to the front.

Externally

To the front

Driveway parking for at least two vehicles in front of the garage. A gate provides access to the rear.

Garage 8' 10" x 17' 5" (2.7m x 5.31m)

With power, light and up and over door to the front.

To the rear

The property comes with a generous enclosed rear garden which is mainly laid to lawn with a path providing access to the front of the property.

Council tax

The property is currently in council tax band D.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

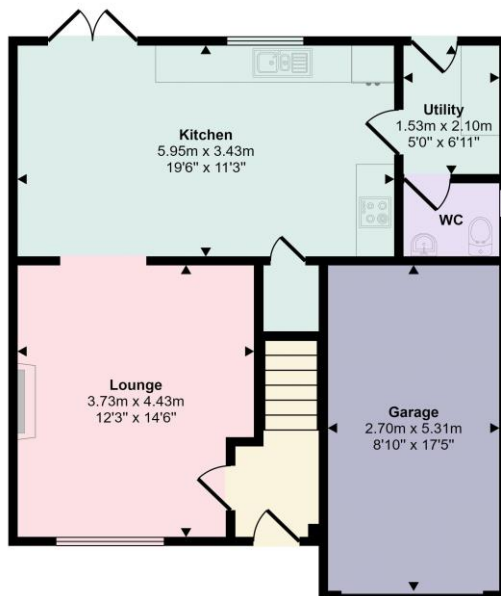
Ultrafast available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile phone coverage

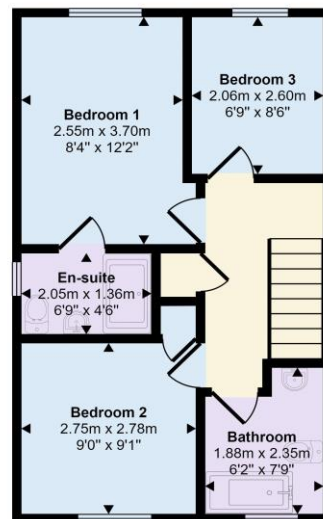
Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
102 sq m / 1099 sq ft



Ground Floor
Approx 63 sq m / 681 sq ft



First Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.