



KINGSTONS

5 Collingbourne Close

Trowbridge BA14 0UY

A well presented, extended and updated three bedroom property situated in a cul-de-sac position in the popular Wiltshire Drive area near to primary schools, bus route and retail park. Spacious accommodation comprises entrance porch and hall, refitted cloakroom, living room, refitted kitchen/dining room, three good sized bedrooms and refitted family bathroom. Benefits and upgrades include UPVC double glazing, gas central heating system with modern Vaillant combi boiler and new radiators, full re-wire, new flooring, inset spotlights and doors (2024), driveway providing off road parking for two vehicles and enclosed garden with private aspect. Offered for sale with no onward chain - viewing is highly recommended.

Guide Price £245,000





ACCOMMODATION

All measurements are approximate.

Entrance Porch

Obscured UPVC double glazed door to the side. Radiator. Coat hanging space. Access to loft storage. Wood effect flooring and inset ceiling spotlights. Oak door to cloakroom. Oak door into:

Entrance Hall

UPVC double glazed window to the side. Radiator. Stairs to the first floor. Smoke alarm. Consumer unit. Oak door to the:

Living Room

14'10 x 12'6 (4.52m x 3.81m)

UPVC double glazed window to the front. Radiator. Feature fireplace with gas fire inset. Television point. Wood effect flooring and inset ceiling spotlights. Door to downstairs storage cupboard. Doorway to the:



Kitchen/Dining Room

UPVC double glazed window and door to the rear. Radiator. Range of modern wall, base and drawer units with tiled splash-backs, under cupboard lighting and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Plumbing for washing machine. Dishwasher included. Space for fridge/freezer. Small breakfast bar. Space for dining table. Wood effect flooring, coving and inset ceiling spotlights. Modern wall mounted Vaillant combi boiler. Double glazed sliding patio doors to the:

Conservatory/Lean-to

6'10 x 6'7 (2.08m x 2.01m)
Double glazed construction with sliding patio doors to the side. Vinyl flooring.

Refitted Cloakroom (2024)

Porthole window to the front. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring, coving and inset ceiling spotlights.

FIRST FLOOR

Landing

Balustrade. Access to boarded loft space with ladder. Smoke alarm. Door to linen cupboard with shelving. Coving. Oak doors off and into:

Bedroom One

13'10 x 9'4 (4.22m x 2.84m)
UPVC double glazed window to the rear. Radiator. Television point. Coving and inset ceiling spotlights.

Bedroom Two

11'5 x 8'7 (3.48m x 2.62m)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Three

8'6 x 6'10 (2.59m x 2.08m)
UPVC double glazed window to the front. Radiator. Coving.

Refitted Family Bathroom (2024)

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite comprising shower end panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Mirrored cabinet.

EXTERNALLY

To The Front

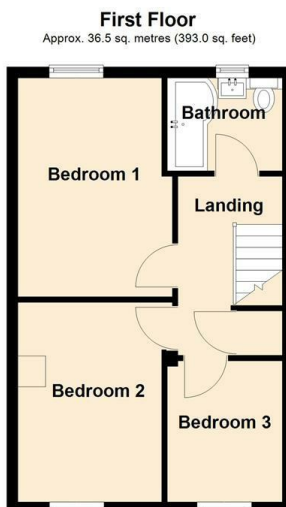
Entrance light. Driveway providing off road parking for two vehicles.

To The Rear

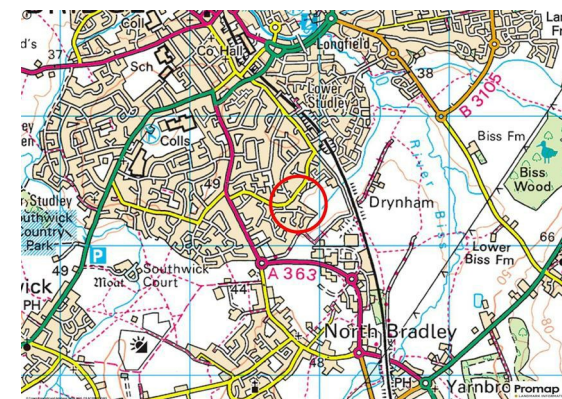
Enclosed rear garden with private aspect comprising patio area to the immediate rear and area laid to lawn. Garden shed. Outside light. Enclosed by fencing.



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



Total area: approx. 81.8 sq. metres (880.0 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.