



34 Wilton Drive

Trowbridge BA14 0PU

A spacious four bedroom semi-detached house, situated near to the well regarded Holbrook primary school, retail park, town centre and railway station. The well-presented interior comprises entrance hall, 23ft lounge/dining room, modern kitchen/breakfast room, sun room, office, ground floor shower room and refitted first floor shower/wet room; UPVC double glazing and gas central heating system with recently installed combi boiler. External features include good sized enclosed south-west facing gardens, large garage/workshop and driveway providing off road parking for three vehicles. Viewing is highly recommended, the property is sold with the added benefit of no chain.

Guide Price £300,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Obscured UPVC double glazed window to the front. Stairs to the first floor. Meter cupboard. Smoke alarm. Door to the:

Lounge/Dining Room

23'8 x 11'9 (7.21m x 3.58m)

UPVC double glazed window to the front. Radiator. Modern wall mounted electric fire. Wall lights and coving. Television point. Thermostat. Door to large under stairs storage cupboard with radiator, cupboard, shelving and light. Glazed sliding doors to the:

Kitchen/Breakfast Room

14'2 x 8'6 (4.32m x 2.59m)

UPVC double glazed window to the rear. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for under counter fridge and freezer. Space for table. Vinyl flooring and coving. UPVC double glazed door to the:

Sun Room

11'7 x 5'0 (3.53m x 1.52m)

UPVC double glazed window to and door to the rear. Electric storage heater. Vinyl flooring. Tap. Doors off and into:

Office

8'0 x 5'11 (2.44m x 1.80m)

Vinyl flooring. Bi-fold doors to the:

Shower Room

Three piece white suite with tiled surrounds comprising corner shower cubicle with electric shower over and doors enclosing, pedestal wash hand basin with hot-water heater and w/c. Vinyl flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Stairs to the second floor. Doors off and into:

Bedroom One

12'3 x 8'11 max (3.73m x 2.72m max)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding doors enclosing. Coving. Television point.

Bedroom Two

8'11 x 8'11 (2.72m x 2.72m)

UPVC double glazed window to the rear. Radiator. Door to under stairs storage cupboard. Coving. Television point.

Bedroom Four

8'10 x 6'00 (2.69m x 1.83m)

UPVC double glazed window to the front. Radiator. Coving.

Refitted Shower/Wet Room

Obscured UPVC double glazed window to the rear. Towel radiator. White suite with aqua-board surrounds and sealed floor comprising shower area with electric

shower, wash hand basin with drawer under and w/c.

SECOND FLOOR

Landing

Smoke alarm. Door to:

Bedroom Three

11'0 x 10'9 max (3.35m x 3.28m max)

UPVC double glazed window to the rear. Radiator. Built-in cupboard. Access to eaves storage. Wall light. Television point.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Gravel and concrete driveway providing off road parking for three vehicles. External lighting.

To The Rear

Good sized enclosed, south-west facing garden comprising decked area to the immediate rear, gravel area, areas laid to lawn, raised bed and borders with a variety of plants and shrubs. Garden shed. Outside light. All enclosed by fencing.

Garage/Workshop

18'5 x 11'6 (5.61m x 3.51m)

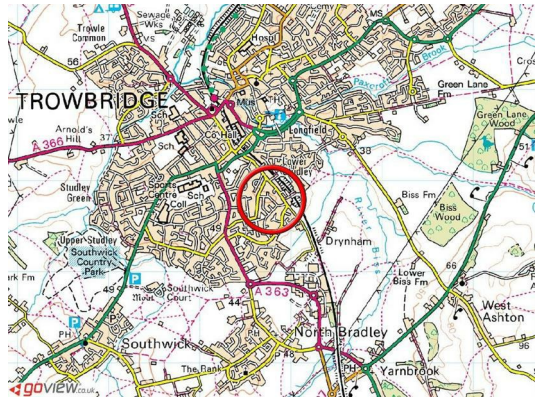
UPVC door to the front. Electric roller door to the front. Power and lighting. Work bench. Wall mounted Worcester combi boiler - installed 2024. Door to the sun room.



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



Total area: approx. 126.0 sq. metres (1356.7 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.