



## 2 Balmoral Road Trowbridge BA14 0JS

A fabulous opportunity to purchase a 4/5 bedroom chalet style home boasting potential to enhance into an 4/5 bedroom house (with the addition of a wall and window) and situated within the highly regarded Silver Street Lane area close to popular primary school, bus route, open fields and retail park. Situated on a large corner plot, the property also boasts potential and space to extend into a large home subject to P.P. Stand out features include double garage, plenty of parking, large private gardens and spacious, well presented living accommodation. Viewing is highly recommended.

**Guide Price £450,000**



**ACCOMMODATION**

All measurements are approximate

**Reception Hall**

17'4" x 10'9" (5.28 x 3.27 )

UPVC double glazed window and door to the front with mat-well. Radiator. Feature fireplace with wood mantle and cast iron surrounds. Stairs to the first floor. Smoke alarm. Coving. Doors off and into:

**Family Room/Bedroom Four**

17'6" x 10'6" max (5.33 x 3.21 max)

UPVC double glazed window to the front. Obscured UPVC double glazed window and door to the side. Radiator. Coving.

**Dining Room**

12'6" x 9'5" (3.81 x 2.88)

UPVC double glazed window to the rear. Radiator. Exposed stone wall. Wall lights and coving. Bi-fold door to the kitchen. Archway to the:

**Living Room**

17'9" x 13'9" (5.40 x 4.18)

UPVC double glazed window to the side. UPVC double glazed Tri-fold doors to the rear. Two radiators. Feature stone chimney breast with open fire and slate hearth. Wall lights and coving. Exposed stone wall. Television point. Internal window to the hall.

**Kitchen/Breakfast Room**

12'9" x 10' (3.88 x 3.06)

Two UPVC double glazed windows to the rear. Radiator. Extensive range of wall, base and drawer units with tiled splash-backs and square edge work surfaces. Breakfast bar. Acrylic one and a half bowl sink drainer unit with mixer tap. Plumbing for dishwasher. Space for gas cooker with stainless steel extractor over. Vinyl flooring and coving. Obscured UPVC double glazed door to the rear with mat-well. Part glazed bi-fold doors to the:



### Utility/Boot Room

16'11" x 6' (5.16 x 1.84)

Range of wall and base mounted units with square edge work surfaces. Belfast sink with mixer tap. Plumbing for washing machine. Space for dryer. UPVC double glazed door to the side. Vinyl flooring. Door to large storage cupboard.

### Inner Hallway

Door to the garage. Space for coats and shoes. Door to the:

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c with push flush. Vinyl flooring.

### FIRST FLOOR

#### Landing

Access to loft space. Alarm key pad. Smoke alarm. Doors off and into: linen cupboard with shelving.

#### Bedroom One

17'2" x 14'10" (5.23 x 4.52)

UPVC double glazed window to the rear. Two radiators. Extensive range of built-in bedroom furniture including wardrobes, drawers, high level cupboards and dressing table. Two access points to eaves storage. Door to the:

#### En Suite Bathroom

Double glazed Velux window to the front. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and bi-fold screen enclosing, wash hand basin with cupboard under and w/c. Vinyl flooring.

#### Bedroom Two

14'9" x 13'6" max (4.50 x 4.12 max)

UPVC double glazed window to the side. Two radiators. Access to eaves storage. Opening to:

#### Potential 5th Bedroom

14'2" x 7'5" max (4.33 x 2.27 max)

#### Bedroom Three

14'3" x 10'3" max (4.34 x 3.12 max)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe.

### Family Shower Room

Obscured UPVC double glazed window to the front. Three piece white suite with aqua board surrounds comprising large walk-in shower enclosure with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c. Wood effect vinyl anti-slip flooring. Access to eaves.

### EXTERNALLY

#### To The Front

Storm porch over front door with entrance light. Large area laid to loose stone chippings with stone border enclosing area laid to slate chippings. Entrance light to side door. Block paved driveway providing off road parking for several vehicles. All enclosed by low level walling. Gated side pedestrian access to the rear, to both sides.

#### To The Rear

Large, low maintenance garden with private aspect comprising large block paved patio area across the rear of the property with low level wall enclosing, large area laid to loose stone chippings and beds with a variety of plants, trees and shrubs. Sun awning. Porch over rear door. Fencing enclosing bin storage area. Outside tap and light. All enclosed by fencing and walling.

#### Workshop

11'4" x 7'7" (3.46 x 2.30)

Pitched tiled roof. Lighting. Shelving. Door to the front.

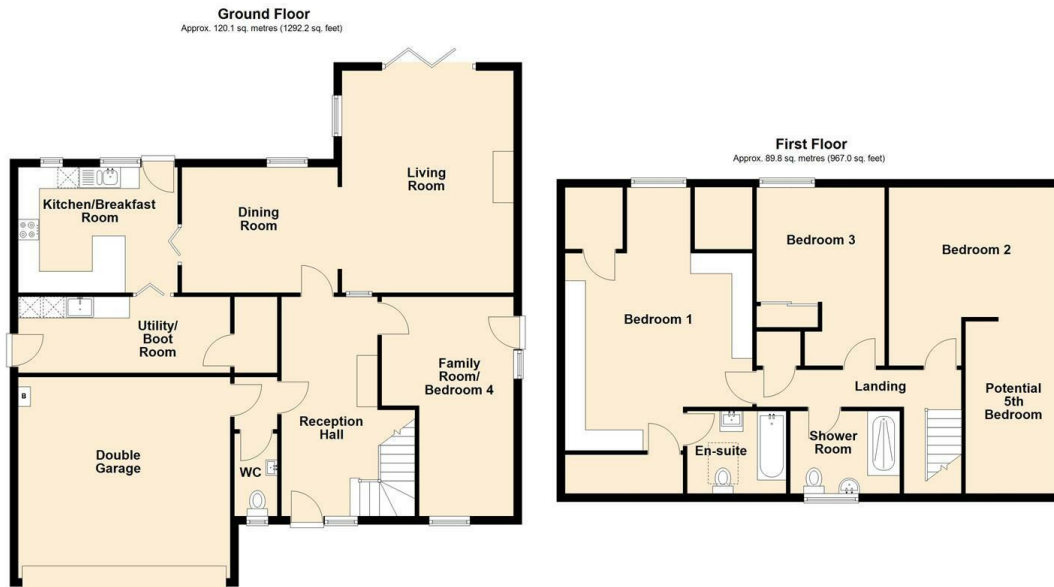
#### Double Garage

16'11" x 16'1" (5.16 x 4.90)

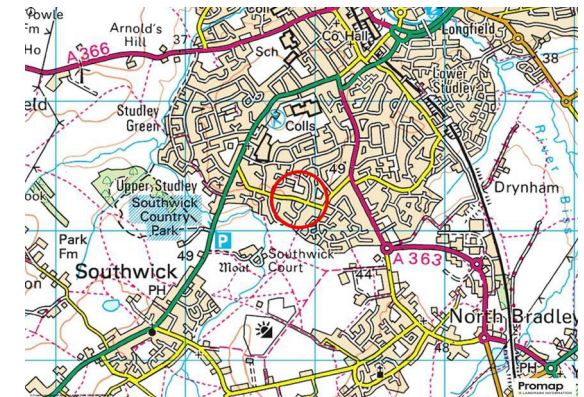
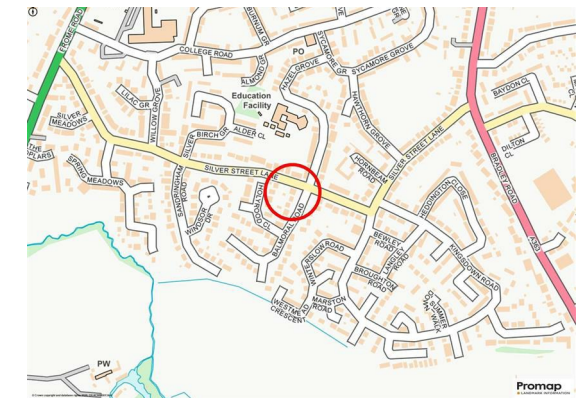
Electric roller door to the front. Power and lighting. Wall mounted Worcester combi boiler. Fuse box. Water tap. Door to the inner hall.



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



Total area: approx. 209.9 sq. metres (2259.2 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.