



25 Salter Close

Trowbridge BA14 7TD

A beautifully presented and updated, modern four bedroom detached family home, situated with a small, well regarded cul-de-sac on the West Ashton side of town, close to riverside walks, open parkland and countryside. The spacious interior features two reception rooms, modern kitchen/breakfast room, utility room, refitted cloakroom, refitted family bathroom and refitted en-suite shower room. Additional features include UPVC double glazing, gas central heating, integral garage, double driveway and good sized westerly facing gardens. Vendor suited with no onward chain.

Offers Over £395,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite, part double glazed, panelled door front with tiled threshold in front. Staircase to first floor with storage recess beneath and cupboard under. Coving to ceiling. Radiator. Telephone point. Panelled doors off.

Living Room

16'11" into bay x 10'10" (5.15 into bay x 3.30)
UPVC double glazed bay window to the front. Coving to ceiling. Two radiators. Television point. Feature open fireplace with lined chimney, wood mantle, granite surrounds, hearth and gas point. Panelled double doors to the:

Dining Room

11'3" x 9'2" (3.42 x 2.79)
UPVC double glazed French doors to the rear. Wood effect vinyl floor. Coving to ceiling. Radiator. Switch for garden water feature. Panelled door to the hall.

Kitchen/Breakfast Room

11'3" x 8'10" (3.43 x 2.70)
UPVC double glazed window to the rear. Radiator. Upgraded modern wall and base units with gloss finish doors, granite effect rolled edge worktop and upstands. Inset composite one and a half bowl sink drainer unit with mixer tap. Built-in Lamona stainless steel double oven with four burner gas hob, glass splashback and extractor over. Plumbing for dishwasher. Space for breakfast table and chairs. Space for fridge freezer. Wood effect vinyl floor. Inset LED spotlights to ceiling. Panelled doors to garage and into:

Utility Room

6'4" x 5'9" (1.93 x 1.75)
UPVC double glazed door to the rear. Radiator. Gloss base units with granite effect rolled edge worktop and up stand. Inset stainless steel single drainer sink unit with mixer tap. Wall hung Ideal Classic central heating boiler. Wood effect vinyl floor. LED spotlights inset to ceiling.



Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Refitted two piece white suite comprising wash hand basin with mixer tap and cupboard under, and dual flush WC. Wood effect vinyl flooring. Coving to ceiling. Inset LED spotlights. High level fuse box.

FIRST FLOOR

Landing

Balustrade. Radiator. Access to partly boarded loft space. Smoke alarm. Panelled doors off and into: airing cupboard with pressurised hot water cylinder and linen shelving.

Bedroom One

14'10" x 11'10" max (4.52 x 3.61 max)
UPVC double glazed window to the front. Radiator. Television point. Built-in floor to ceiling triple wardrobe with sliding doors enclosing. Panelled door into:

En Suite Shower Room

Obscured UPVC double glazed windows to front. Chrome towel radiator and additional radiator. Refitted three piece white suite comprising wash basin with mixer tap and cupboard under, dual flush WC, and corner shower enclosure with mains mixer shower and sliding door enclosing. Shaver point. Extractor fan. Vinyl wood effect flooring and inset LED spotlights to ceiling.

Bedroom Two

10'11" x 9'1" (3.32 x 2.78)
UPVC double glazed window to the front. Radiator. Built-in floor to ceiling double wardrobe with sliding doors enclosing.

Bedroom Three

11'5" x 9'11" (3.48 x 3.02)
UPVC double glazed window to the rear. Radiator.

Bedroom Four

9'1" x 8'8" (2.77 x 2.64)
UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome tower radiator. Refitted three piece white suite comprising shower end panelled bath with

glass screen and mains mixer shower and mixer tap, wash basin with mixer tap and cupboard under and built-in dual flush WC. Vinyl wood effect flooring and inset LED spotlights to ceiling. Shaver point. Extractor fan.

EXTERNALLY

To The Front

Tarmac double driveway. Storm porch over front door with entrance light. Water Tap. Area laid to lawn with hedgerow enclosing. Electric meter.

To The Rear

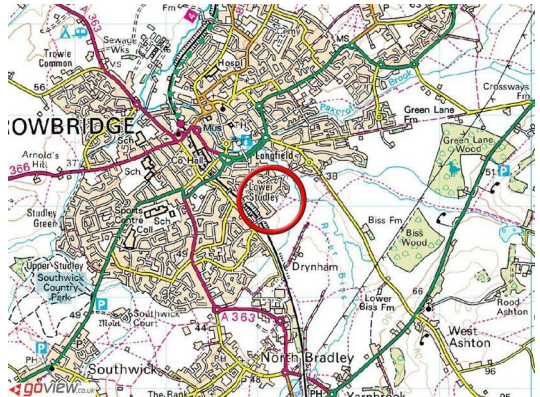
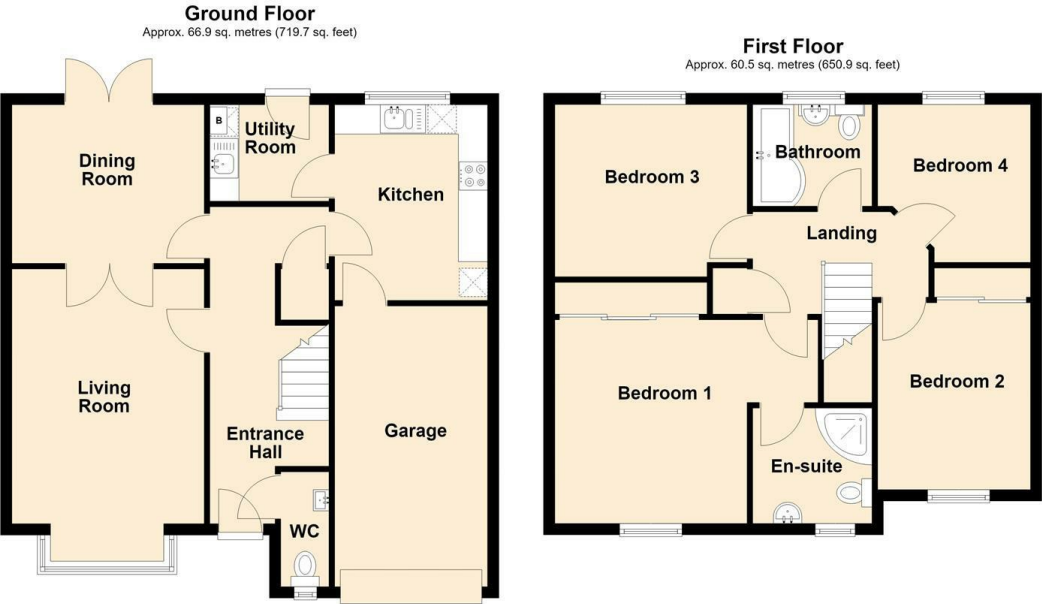
A good sized, well tended garden with westerly facing aspect comprising large patio and gravel area to immediate rear, additional patio area and gravel seating area, good sized area laid to lawn with well stocked beds with a variety of plants, trees and shrubs. Feature pond with filter, pump and water feature. Gravel storage area to the right hand side of the property. External lighting and water tap. Paved pathway to front gated access with gas meter. All enclosed by fencing.

Garage

16'3" x 8'11" (4.96 x 2.71)
Composite, electric roller door front. Tiled vinyl flooring. Power and lighting. Door to the kitchen.



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




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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.