

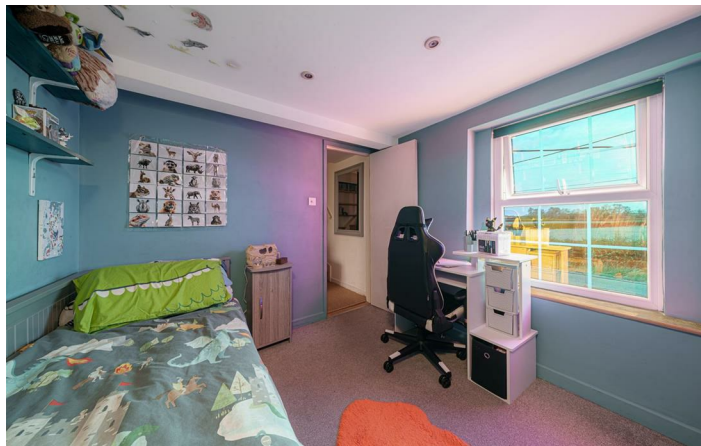


31 Westbury Road

Yarnbrook Trowbridge BA14 6AG

A fantastic, and very unique opportunity to purchase a three-bedroom terrace house overlooking open countryside and boasting a large, detached, two-bedroom bungalow/annexe located at the end of the garden, also boasting viewings across open fields and Clanger Woods. Standout features include double driveway, additional driveway with garage and large well tended gardens with garden room and workshop. The recently constructed bungalow annexe is finished to a high specification and features its own self contained garden and freehold solar panels. This is a brilliant opportunity for two families to co-exist, or if you are looking for a residential home with the potential to create a second income. Viewing is highly recommended.

Offers Over £440,000 Freehold



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed window door to front. Composite door to the side. Wood effect flooring. Inset led Spotlights. UPVC double glazed door into:.

Inner Hallway

Stairs to the first floor with opening into under stairs storage cupboard with wood effect floor, electric meter and fuse box. Wood effect flooring. Door to office/bedroom four. Doorway into:

Lounge/Dining Room

16'12" x 10'6" (5.17 x 3.21)

Acoustic UPVC double glazed window to the front. Herringbone patterned flooring. Exposed beams to ceiling. Inset LED spotlights to ceiling. Stone feature fireplace with wood burner inset. TV point. Space for table. Opening to the:

Kitchen/Breakfast Room

10'5" x 9'7" (3.18 x 2.92)

UPVC double glazed window and double glazed patio door doors to the rear. Chrome towel radiator. Extensive range of high gloss wall and base units with under cupboard lighting and square edge worktops. Inset single sink drainer units with mixer tap. Space under counter for up to 3 appliances. Inset four ring electric hob with stainless steel splash-back and extractor hood over. Integrated high level stainless steel Neff double oven. Ceramic tiled flooring. Inset led Spotlights to ceiling. Smoke alarm. Door to the:

Utility Room

4'3" x 4'2" (1.30 x 1.27)

UPVC double glazed window to the rear. Square edge worktop. Plumbing for washing machine and space for dryer. Ceramic tiled flooring. Door to the:

Cloakroom

Two piece white suite comprising pedestal wash hand basin with tiled splash-back and dual flush WC. Ceramic tiled flooring. Extractor fan. Enclosed central heating boiler.

Office/Bedroom Four

8'2" x 6'4" (2.50 x 1.94)

Wood effect flooring. Inset LED Spotlight. High-level TV point.

FIRST FLOOR

Landing

Stairs to 2nd floor landing. Wall hung electric heater. Inset LED spotlights to ceiling. Smoke alarm. Balustrade. Doors off and into:

Bedroom Two

8'11" x 8'7" (2.73 x 2.61)

Acoustic UPVC double glazed window to the front. Inset LED spotlights. Built-in double wardrobe and shelving unit.

Bedroom Three

8'10" x 7'11" (2.68 x 2.42)

UPVC double glazed window to the rear. Inset LED spotlights. Media wall unit.

Family Bath & Shower Room

Obscure UPVC double glazed window to the rear. Four piece white suite with part tiled surrounds comprising pedestal wash basin with mixer tap, panelled bath with mixer tap, tiled shower enclosure with monsoon showerhead, hand held shower, toiletry recess and glass door enclosing; and dual flush WC. Ceramic tiled floor. Inset LED spotlights to ceiling.

SECOND FLOOR

Landing

Inset LED spotlight to ceiling. Door to:

Bedroom One

16'12" x 12'6" max (5.17 x 3.8 max)

Two double glaze Velux double glazed windows to

front. Two UPVC double glazed windows to the rear. Television point. Wood effect flooring. Storage to eaves.

ANNEXE/BUNGALOW

Entrance Way

Composite double glazed stable door to front. Electric panel heater. Vaulted ceiling with feature beam. Contemporary white panelled doors off to shower room and both bedrooms. Wood effect flooring. Opening into:

Living Room

12'12" x 12'11" (3.95 x 3.94)

Two UPVC double glazed windows to the rear with fitted shutters. Contemporary wood burner with flagstone hearth. Three wall lights. High-level television, power point and aerial point. Wood effect flooring. Opening into kitchen/dining room with feature beam above.

Kitchen/Dining Room

14'7" x 12'12" (4.44 x 3.96)

UPVC double glazed windows and French doors to the side leading onto decking. Space for dresser and large dining table. Shaker style wall and base units with rolled edge worktop tile surrounds and space for electric range cooker. Space for American style fridge freezer. Wood effect flooring. Vaulted ceiling with feature beam and inset LED spotlights. Doorway into:

Galley Kitchen/Utility

10'6" x 4'4" (3.21 x 1.32)

UPVC double glazed window to the front with fitted shutter. UPVC double glazed door side. Electric panel heater. Shaker style wall and base units with rolled edge worktop and inset Belfast sink with mixer tap. Plumbing for dishwasher and washing machine. Space for tumble dryer. Wood effect flooring. Inset LED spotlights to ceiling, Smoke alarm. Opening into: Airing cupboard with hot water tank, linen shelving and fuse board.





Bedroom One

12'11" x 9'7" (3.93 x 2.92)

UPVC double glazed window to side with fitted shutters. Built-in twin double wardrobes with cupboards beneath. Wood effect flooring. Inset LED spotlights to ceiling. High-level TV point. Freestanding bath with shower mixer tap integrated into panelled wall. Victorian style radiator with chrome rail.

Bedroom Two

12'11" x 7'10" (3.93 x 2.39)

UPVC double glazed window to side with fitted shutters. Electric panel heater. Wood effect flooring. Inset LED spotlights to ceiling.

Shower Room

UPVC double glazed window to the front with fitted shutters. Electric panel heater. Three piece white suite with part tiled surrounds comprising floor standing wooden unit with drawer and cupboard under, and stone circular sink with mixer tap integrated into wall, large walk-in shower enclosure with monsoon shower integrated into ceiling, hand held shower, toiletry recess and glass door enclosing; and dual flush WC. Vaulted ceiling with inset LED spotlights. Ceramic tiled floor.

EXTERNALLY

To The Front

Tarmac double driveway to front. Walls enclosing. Steps down and paved path to front door. Outside light.

Main House Gardens

The property boasts a large garden with pathway leading from the rear of the property down to the detached Annexe/Bungalow. There is a gravel area to the immediate rear of the property leading area laid to artificial lawn area and raise beds with stone walling enclosing. Outside light. Patio area with additional raised beds enclosed by sleepers with a variety of fruit and vegetables. Stone built barbecue with twin cooking grates. Large area laid to lawn with mixed beds with a variety of plants, trees and shrubs. There is a small children's playhouse with concrete hardstanding in front. Wood chipped area for large trampoline. External power point and outside tap. Log store and small timber store. Pedestrian gated access leading around to parking space in front of single garage. All enclosed by a variety of fencing and trees. 4ft picket fencing dividing and two five bar pedestrian gates leading to Annexe/Bungalow gardens.

Garden Room

16'1" x 9'6" (4.90 x 2.90)

Window and door to the rear. Aluminium roof. Power and lighting. Door to the:

Workshop

9'10" x 7'10" (3.0 x 2.40)

Large timber framed workshop with UPVC double glazed windows to the front and side. Door to the side. Power and lighting.

Garage & Parking

Up and over door to the front. Window to the rear. Parking to the front for up to two vehicles. Please refer to map for location.





Annexe/Bungalow Gardens

The bungalow is enclosed by decking to front and to the kitchen side with raised vegetable beds stocked with a variety of different vegetables and cut sleepers enclosing. Outside tap. Contemporary lighting. The garden is laid to lawn and boasts a variety of fruit trees. Mesh fencing defining a boundary between culvert and Gardens. Open views towards Woodland. Storage shed housing batteries for the freehold solar panel unit units installed on the bungalow roof.

Storage Shed

8'11" x 4'9" (2.71 x 1.46)

Timber framed with power.

Agents Note

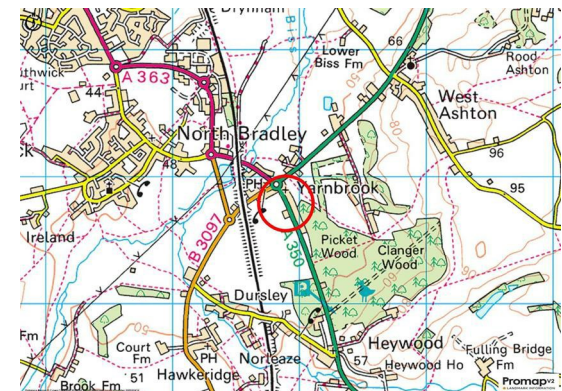
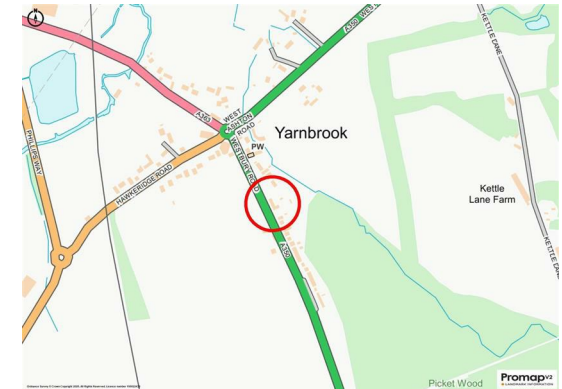
The detached two bedroom Annexe is of a timber frame construction clad in composite material and the cavity is filled with 50mm Celotex and 100mm of Cavity wall insulation. The roof features 100mm of Celotex between the rafters and 25mm of Celotex over the rafters.





Total area: approx. 163.2 sq. metres (1756.8 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **B**
EPC Rating **E**



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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.