



17 Silver Birch Grove Trowbridge BA14 0JQ

A fantastic opportunity to purchase a spacious, three bedroom detached family home, boasting fantastic potential to extend, good sized gardens and situated in a cul-de-sac location off the popular Silver St Lane on the edge of Trowbridge close to local shop, Grove Primary school, open countryside and Southwick country park. Accommodation comprises entrance porch and hall, living room, kitchen/dining room with integrated appliances and French doors onto gardens, cloakroom, three good sized bedrooms and family bathroom. Benefits include UPVC double glazing, gas central heating, attached garage and driveway. Offered for sale with no onward chain - Viewing is highly recommended.

Offers Over £315,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. UPVC double glazed windows to the front and sides. Door and window to the:

Entrance Hall

Radiator. Stairs to the first floor with storage cupboard under. Door off and into:

Living Room

14'1" x 13'9" (4.29 x 4.20)

UPVC double glazed window to the front. Two radiators. Television point. Coving. Glazed double doors to the:

Kitchen/Dining Room

20'4" x 10' (6.20 x 3.05)

UPVC double glazed French doors and window to the rear. Vertical radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor over. Integrated dishwasher, washing machine, fridge and freezer. Built-in larder cupboard. Cupboard housing boiler. Tiled effect flooring and coving. UPVC double glazed door to the side.

Cloakroom

Modern two piece white suite with tiled surrounds comprising pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Doors off and into: linen cupboard with hot water tank and shelving.

Bedroom One

13'5" x 10'2" (4.10 x 3.10)
UPVC double glazed window to the rear. Radiator. Coving.

Bedroom Two

11'5" x 9'9" (3.49 x 2.97)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Three

8'5" x 7'3" (2.57 x 2.20)
UPVC double glazed window to the front. Radiator. Built-in cupboard. Coving.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with Triton electric shower over and

glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring. Illuminated mirror.

EXTERNALLY

To The Front

Block paved driveway. Area laid to lawn, enclosed by hedgerow.

To The Rear

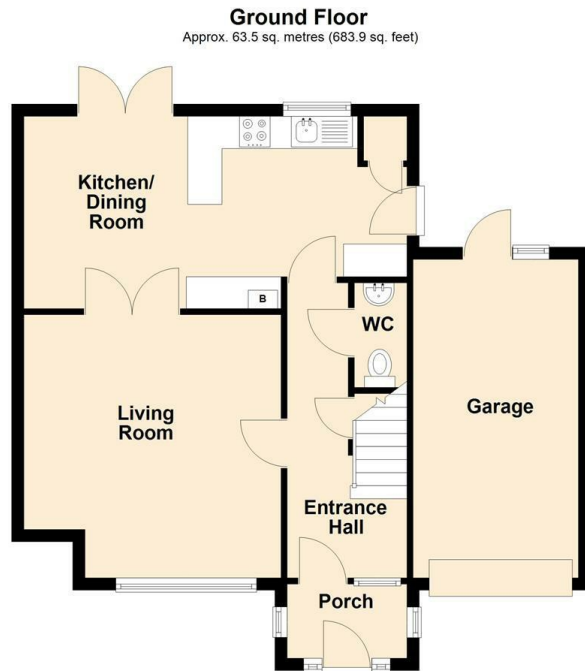
Good sized enclosed garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and well stocked mixed borders. Outside lights. Garden shed. Enclosed by fencing with gated side pedestrian access.

Garage

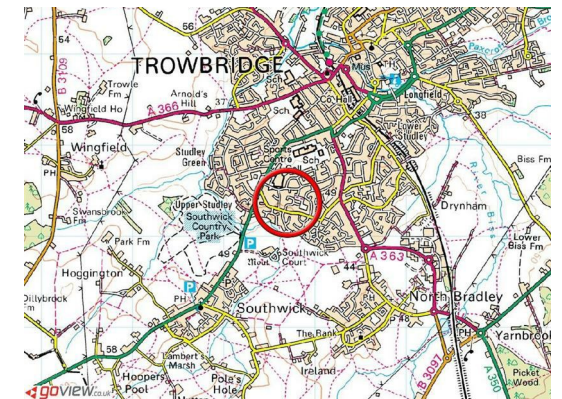
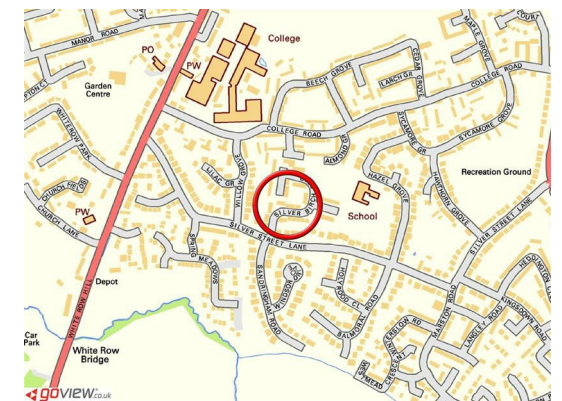
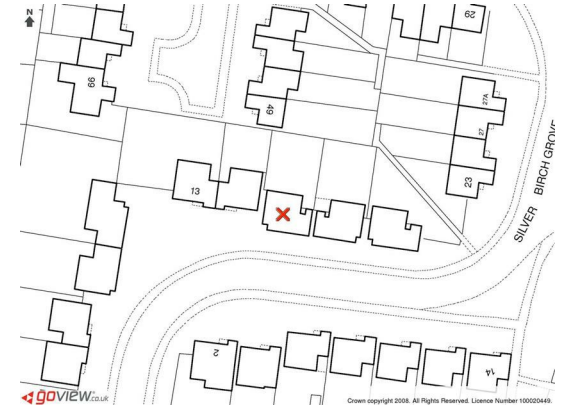
17'1" x 8'10" (5.20 x 2.70)
Up and over door to the front. Power and lighting. Window and door to the rear.



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



Total area: approx. 105.8 sq. metres (1138.4 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.