



45 Glebe Road Trowbridge BA14 9JR

A beautifully presented, semi-detached family home situated on the Wingfield side of town close to primary and secondary schools, shop and Southwick Country park. This spacious family home has undergone a program of refurbishment within the last few years and occupies a large plot with 150ft garden, 21ft garage and driveway for several vehicles. Accommodation comprises dual aspect living room, refitted kitchen/breakfast room, office, refitted cloakroom, refitted family bathroom and three good sized bedrooms. Benefits include replacement uPVC double glazing, gas central heating system with Ideal combi boiler installed 2024 and re-wired in 2022. Viewing is highly recommended.

Offers Over £300,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured glazed, panelled door to the side. UPVC double glazed window to the side. Radiator. Stairs to the first floor with small cupboard under. LVT flooring and inset ceiling spotlights. Nest app. Doors off and into:

Living Room

17'10 x 14'7 into bay (5.44m x 4.45m into bay) UPVC double glazed bay window to the front. UPVC double glazed window to the side. Radiator. LVT flooring and picture rail. Television point.

Refitted Kitchen/Breakfast Room

12'5 x 10'11 (3.78m x 3.33m) UPVC double glazed window to the rear. Radiator. Range of modern wall, base, drawer and larder units with under cupboard and kick space lighting, marble effect work tops and splash-backs. Inset one and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in electric oven and four ring induction hob with glass splash-back and extractor hood over. Integrated fridge/freezer and dishwasher. Breakfast bar. LVT flooring and inset ceiling spotlights. Door to the office. Door to:

Utility Cupboard

4'6 x 2'11 (1.37m x 0.89m) Obscured UPVC double glazed window to the side. Work top. Plumbing for washing machine. Wood effect flooring and inset ceiling spotlight.



Office

10'3 x 6'9 (3.12m x 2.06m)

UPVC double glazed window to the rear. Radiator. Wood effect flooring and inset ceiling spotlights. Door to the side. Door to the:

Side Entrance Hall

Obscured UPVC double glazed door to the side. Coir flooring. Wall mounted Ideal combi boiler - installed 2024. Door to the:

Refitted Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Modern white combination wash hand basin and w/c. Vinyl flooring and inset ceiling spotlight.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Inset ceiling spotlights. Access to loft space. Doors off and into: linen cupboard with shelving.

Bedroom One

12'1 x 10'5 (3.68m x 3.18m)

UPVC double glazed window to the front. Radiator. Door to built-in wardrobe. Picture rail.

Bedroom Two

10'6 x 10'4 (3.20m x 3.15m)

UPVC double glazed window to the rear. Radiator. Door to built-in wardrobe. Picture rail.

Bedroom Three

9'4 x 7'4 (2.84m x 2.24m)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Victorian style chrome towel radiator. Three piece white suite with metro tiled surrounds comprising panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c. Vinyl flooring and inset ceiling spotlights. Touch illuminated mirror.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

To The Rear

Large rear garden approx. 150ft in length comprising large seating area to the immediate rear, steps down to large area laid to lawn with a variety of shrubs and trees, including apple. Garden shed. External tap and power points.

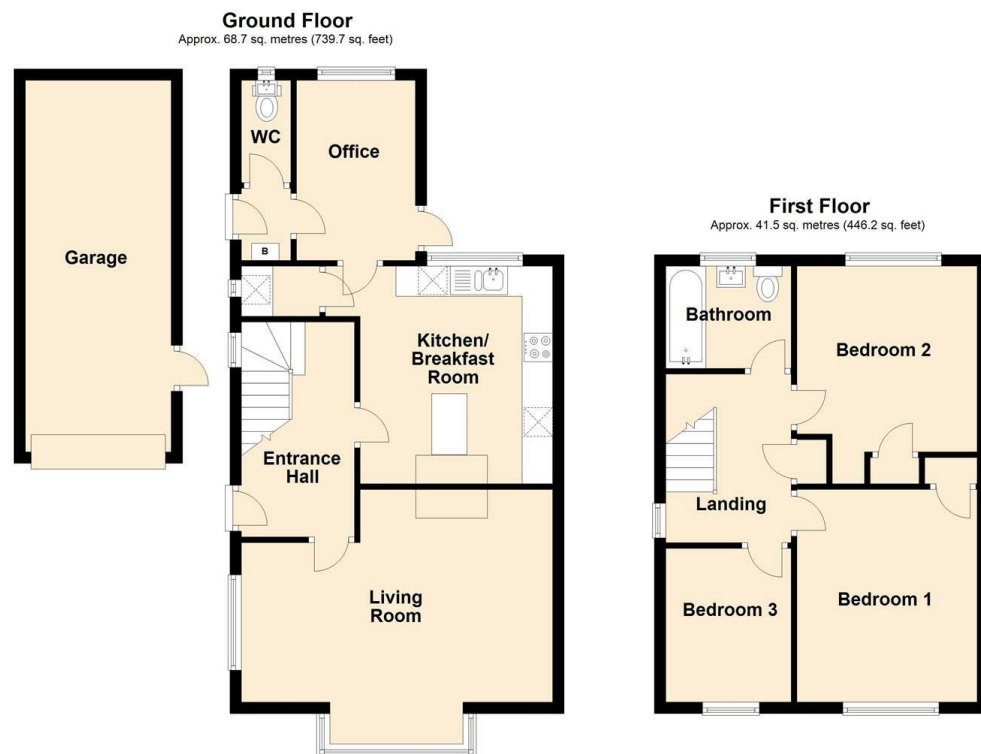
Garage

21'5 x 8'4 (6.53m x 2.54m)

Up and over door to the front. Power and lighting. Door to the side.



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




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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.

